

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Lake Forest Park / 4

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 648

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$177,100	\$202,000	\$379,100	\$433,300	87.5%	15.41%
2007 Value	\$189,000	\$234,300	\$423,300	\$433,300	97.7%	15.26%
Change	+\$11,900	+\$32,300	+\$44,200		+10.2%	-0.15%
% Change	+6.7%	+16.0%	+11.7%		+11.7%	-0.97%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.42% and -2.77% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$180,500	\$190,800	\$371,300
2007 Value	\$192,600	\$224,400	\$417,000
Percent Change	+6.7%	+17.6%	+12.3%

Number of one to three unit residences in the Population: 4712

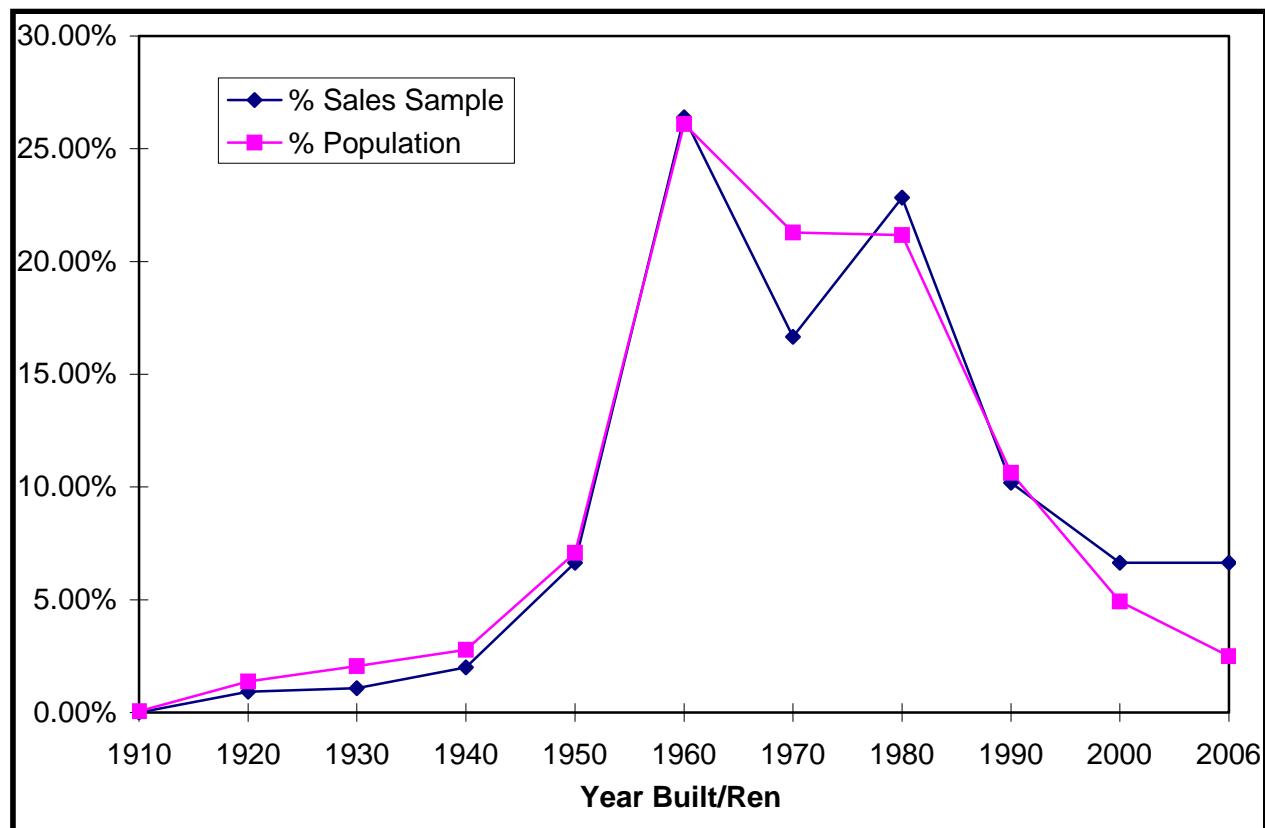
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with lots greater than 30,000 square feet have lower assessment ratios than others and the formula adjusted them upward more than others. Parcels with grade 6 homes and parcels in good or very good condition have higher assessment ratios than others and the formula adjusted them upward less than others. Parcels coded with water problems have higher assessment ratios than others and the formula adjusted them downward. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	6	0.93%
1930	7	1.08%
1940	13	2.01%
1950	43	6.64%
1960	171	26.39%
1970	108	16.67%
1980	148	22.84%
1990	66	10.19%
2000	43	6.64%
2006	43	6.64%
	648	

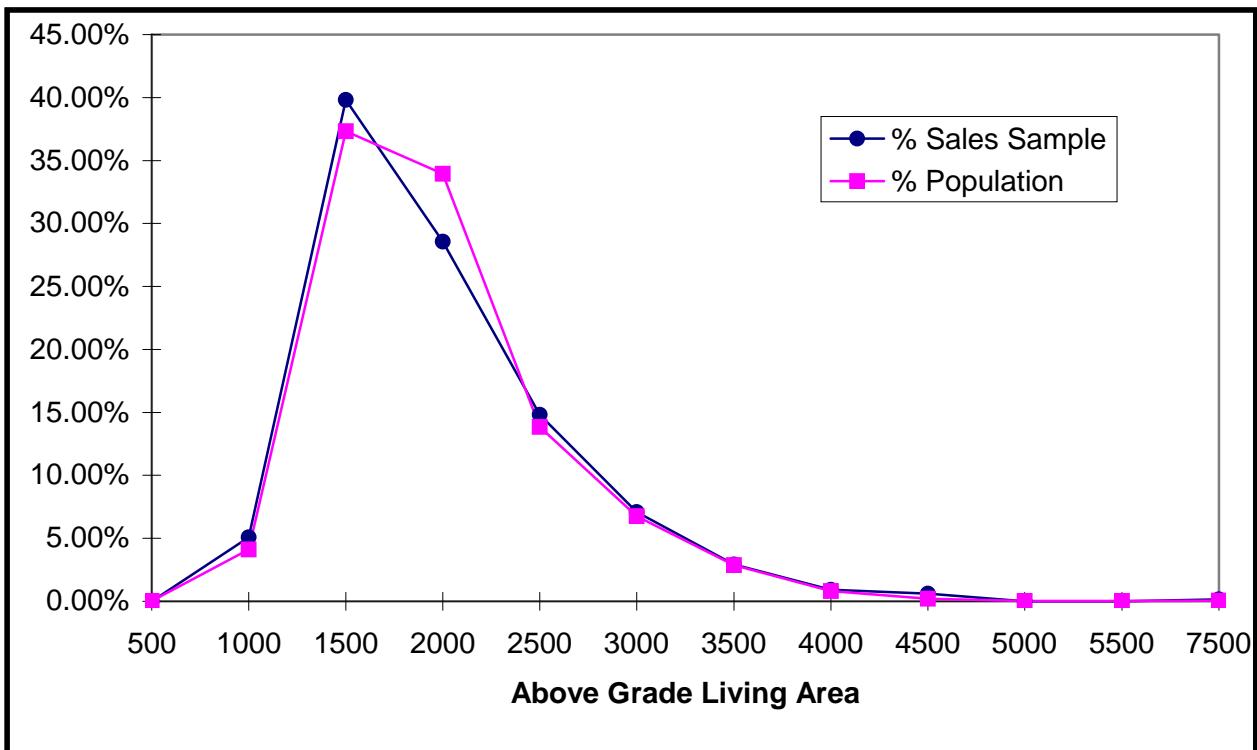
Population		
Year Built/Ren	Frequency	% Population
1910	3	0.06%
1920	65	1.38%
1930	97	2.06%
1940	131	2.78%
1950	334	7.09%
1960	1230	26.10%
1970	1003	21.29%
1980	998	21.18%
1990	501	10.63%
2000	232	4.92%
2006	118	2.50%
	4712	



Sales of new homes built since 2000 are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Sales of homes built in the 70's are underrepresented in this sample.

Sales Sample Representation of Population - Above Grade Living Area

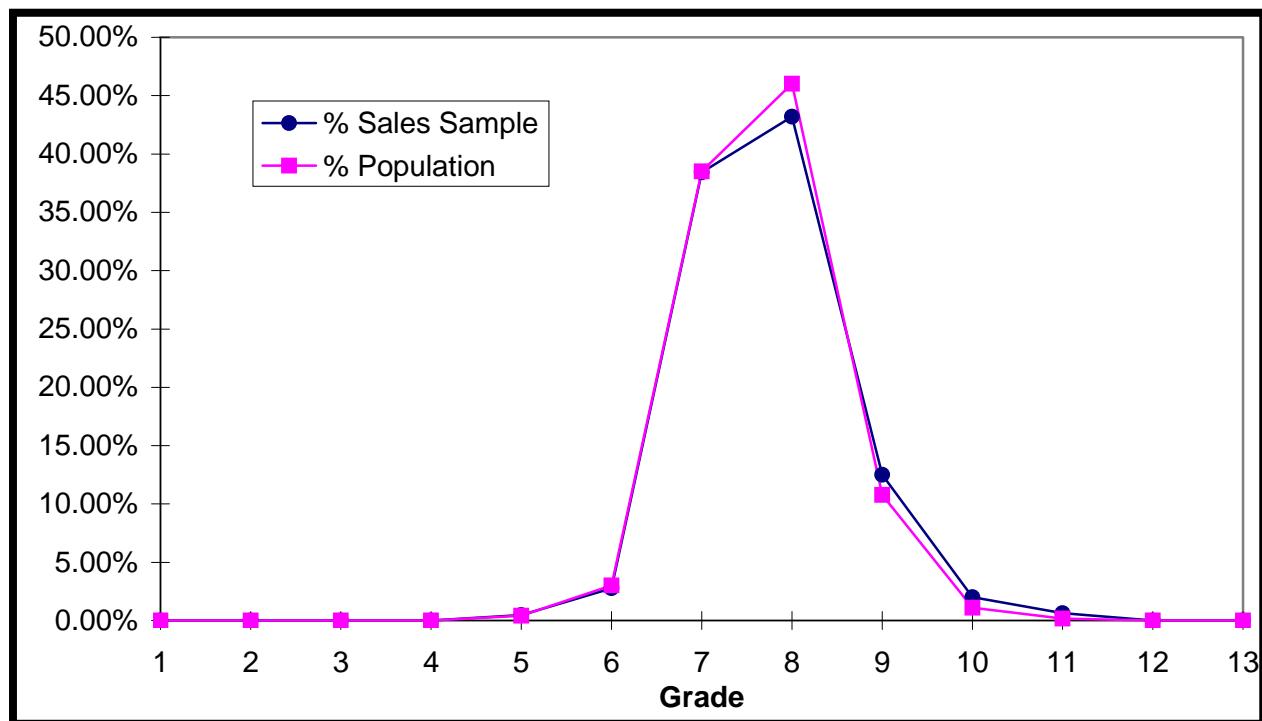
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	1	0.02%
1000	33	5.09%	1000	194	4.12%
1500	258	39.81%	1500	1759	37.33%
2000	185	28.55%	2000	1600	33.96%
2500	96	14.81%	2500	652	13.84%
3000	46	7.10%	3000	319	6.77%
3500	19	2.93%	3500	135	2.87%
4000	6	0.93%	4000	38	0.81%
4500	4	0.62%	4500	10	0.21%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	1	0.02%
7500	1	0.15%	7500	2	0.04%
	648			4712	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

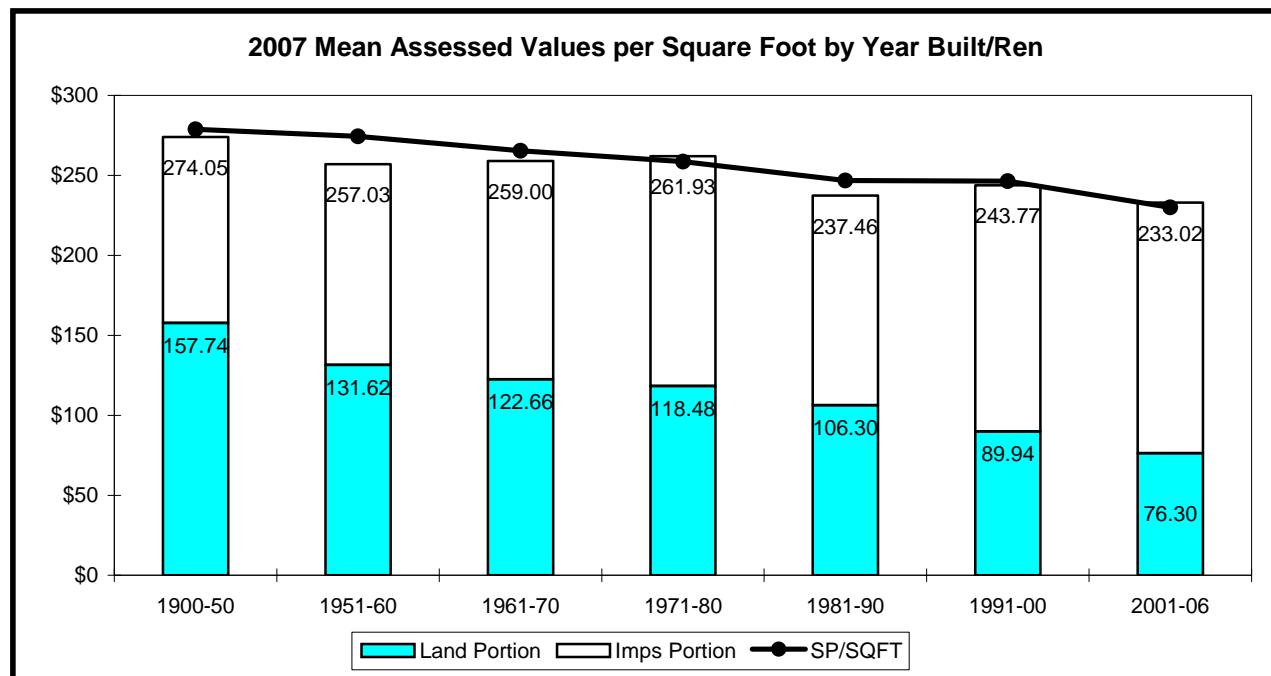
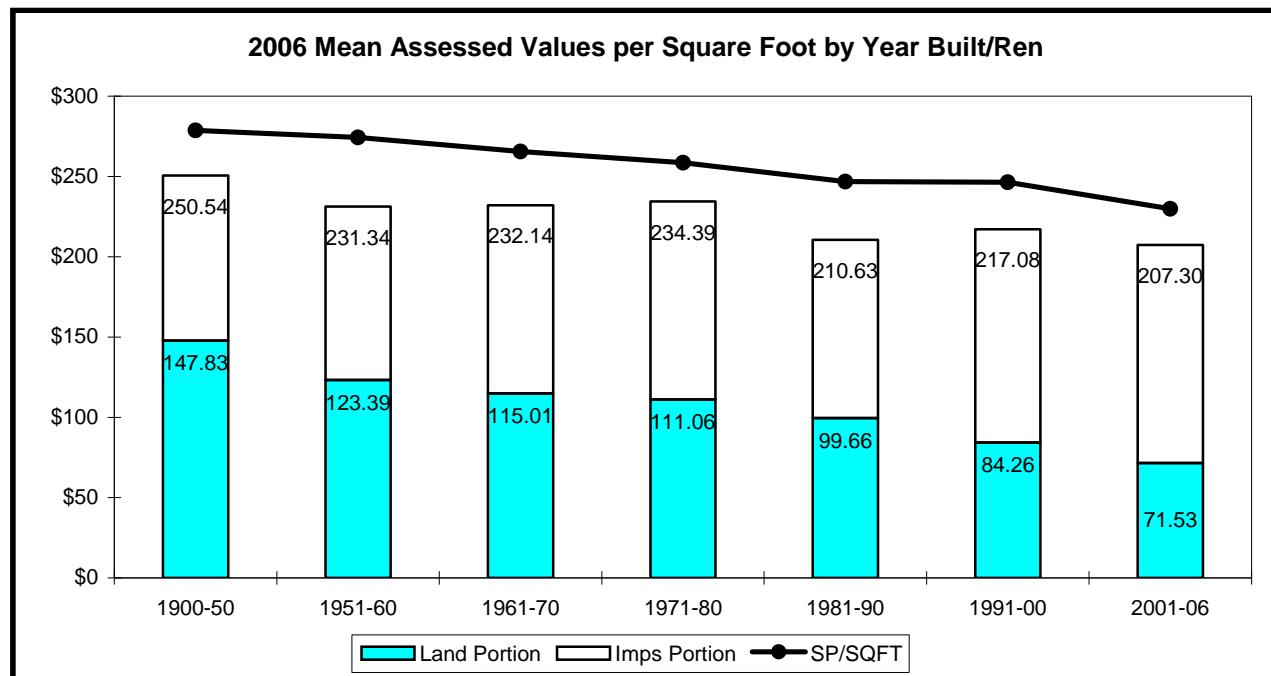
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	3	0.46%	5	19	0.40%
6	18	2.78%	6	142	3.01%
7	249	38.43%	7	1815	38.52%
8	280	43.21%	8	2168	46.01%
9	81	12.50%	9	508	10.78%
10	13	2.01%	10	52	1.10%
11	4	0.62%	11	8	0.17%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	648			4712	



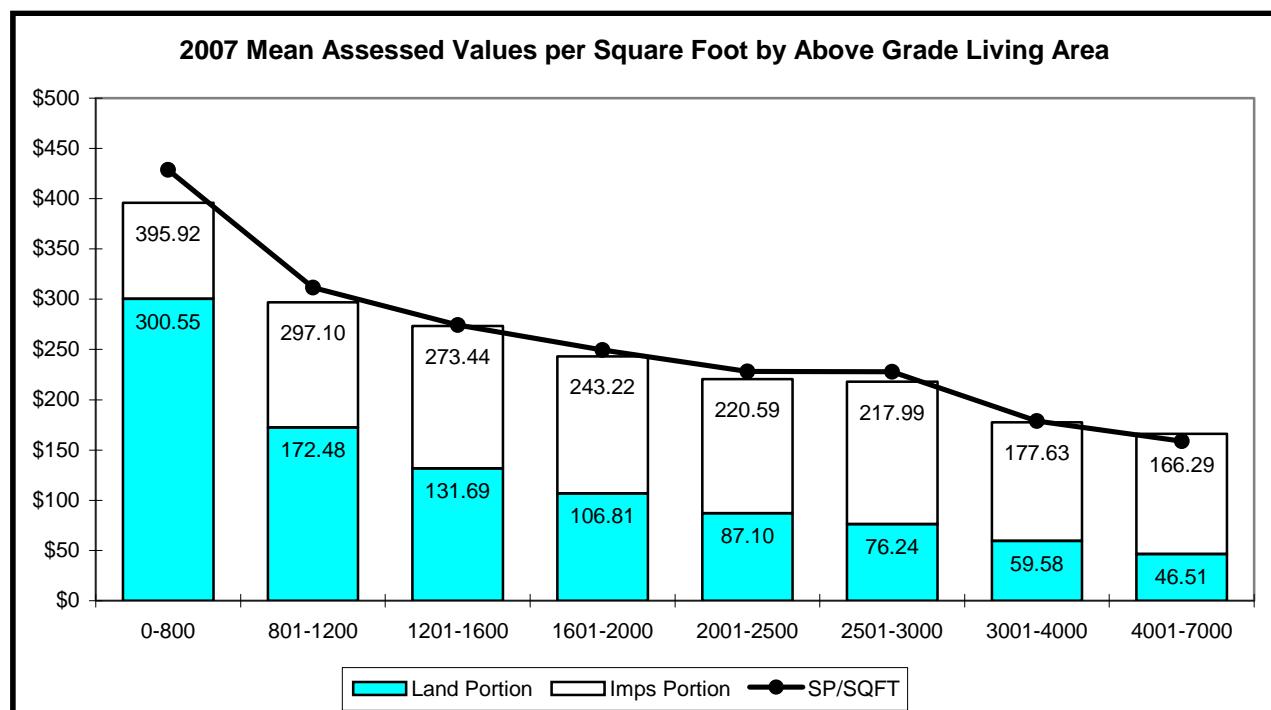
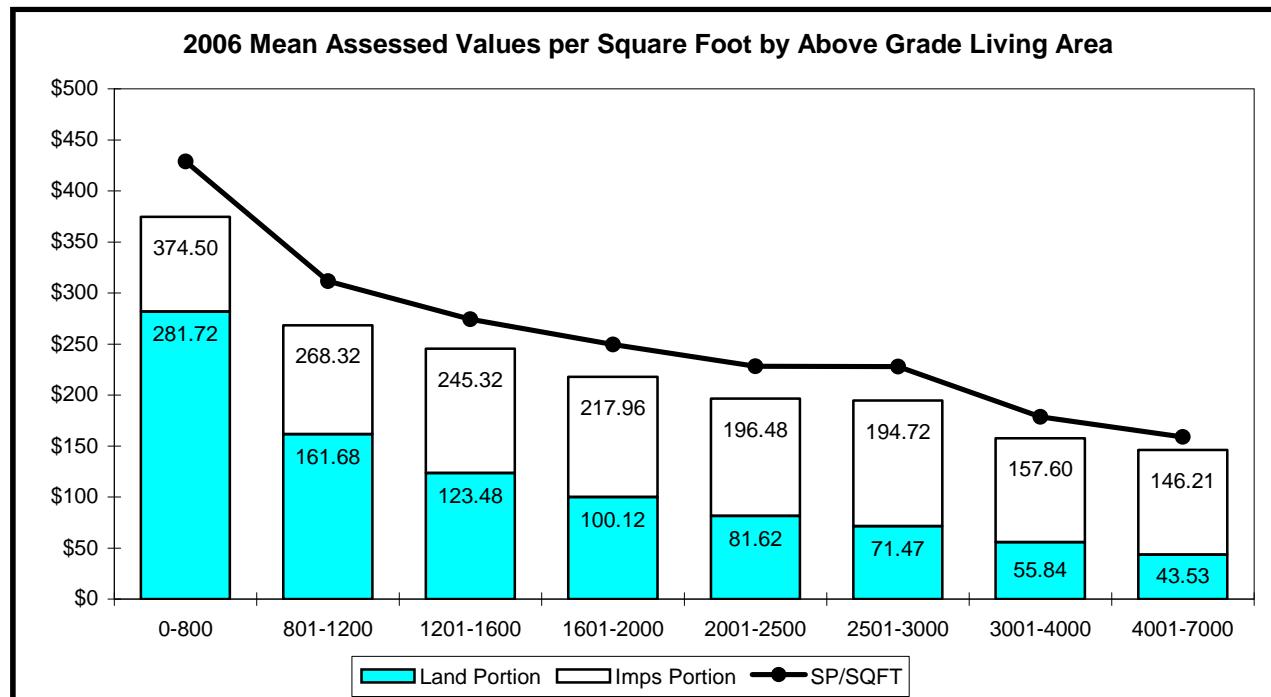
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



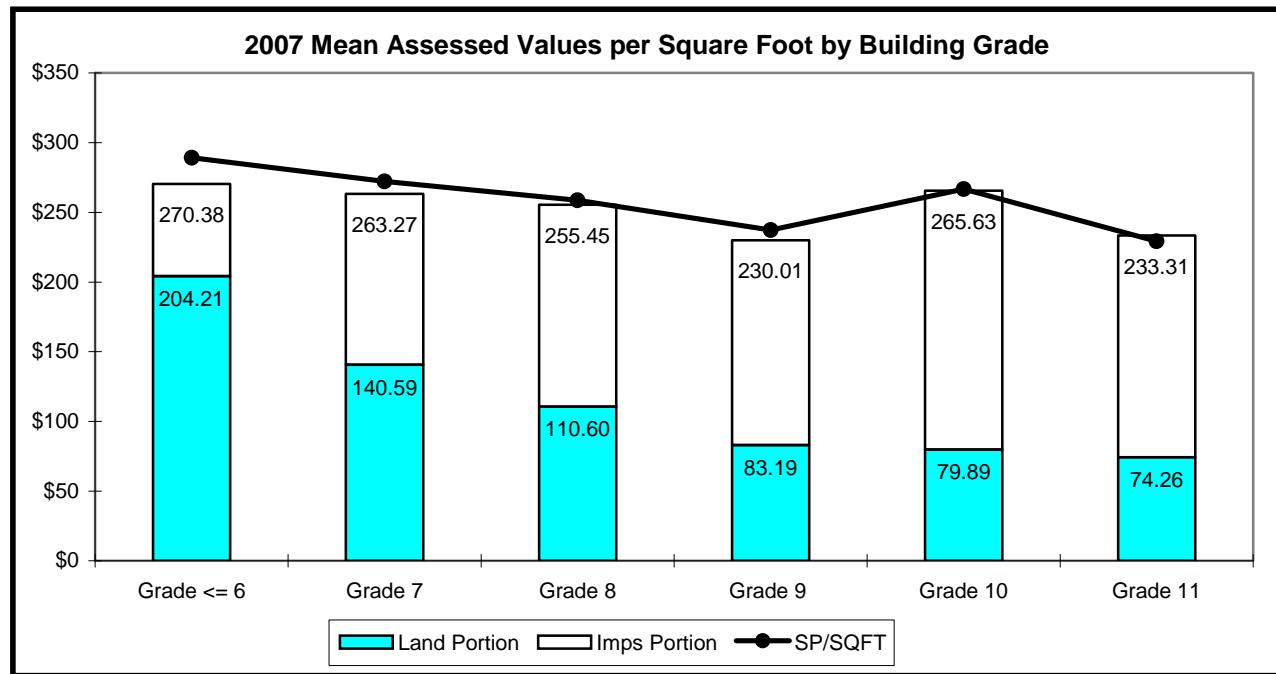
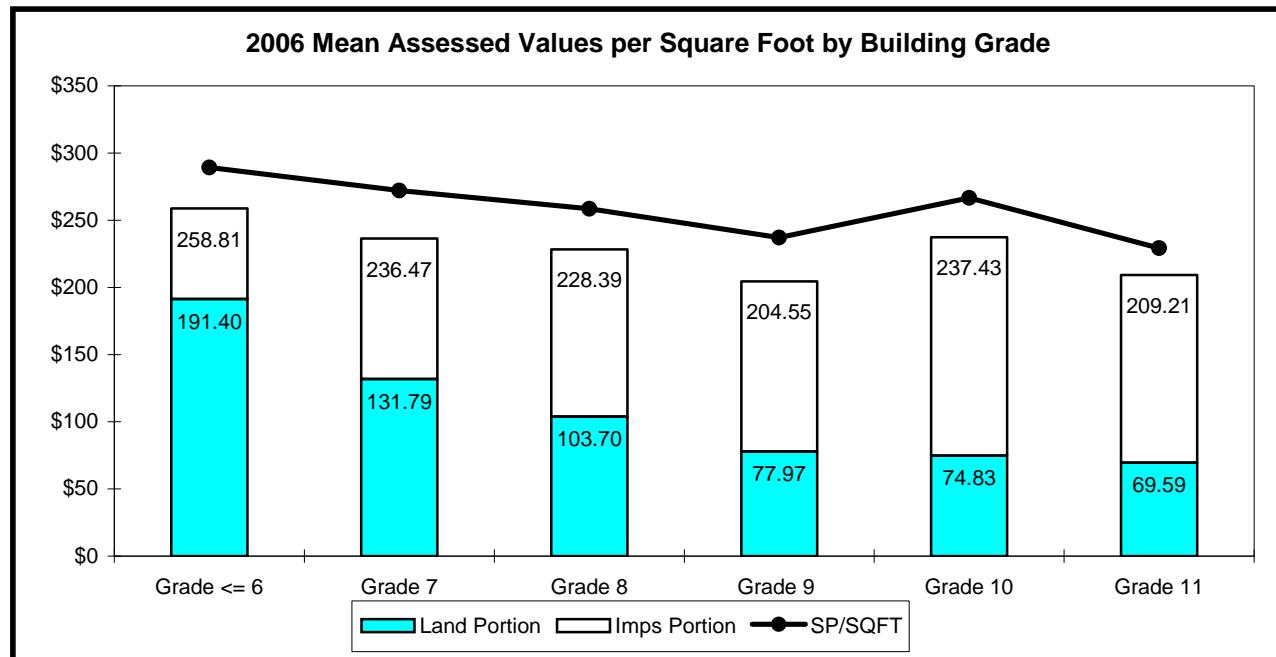
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**

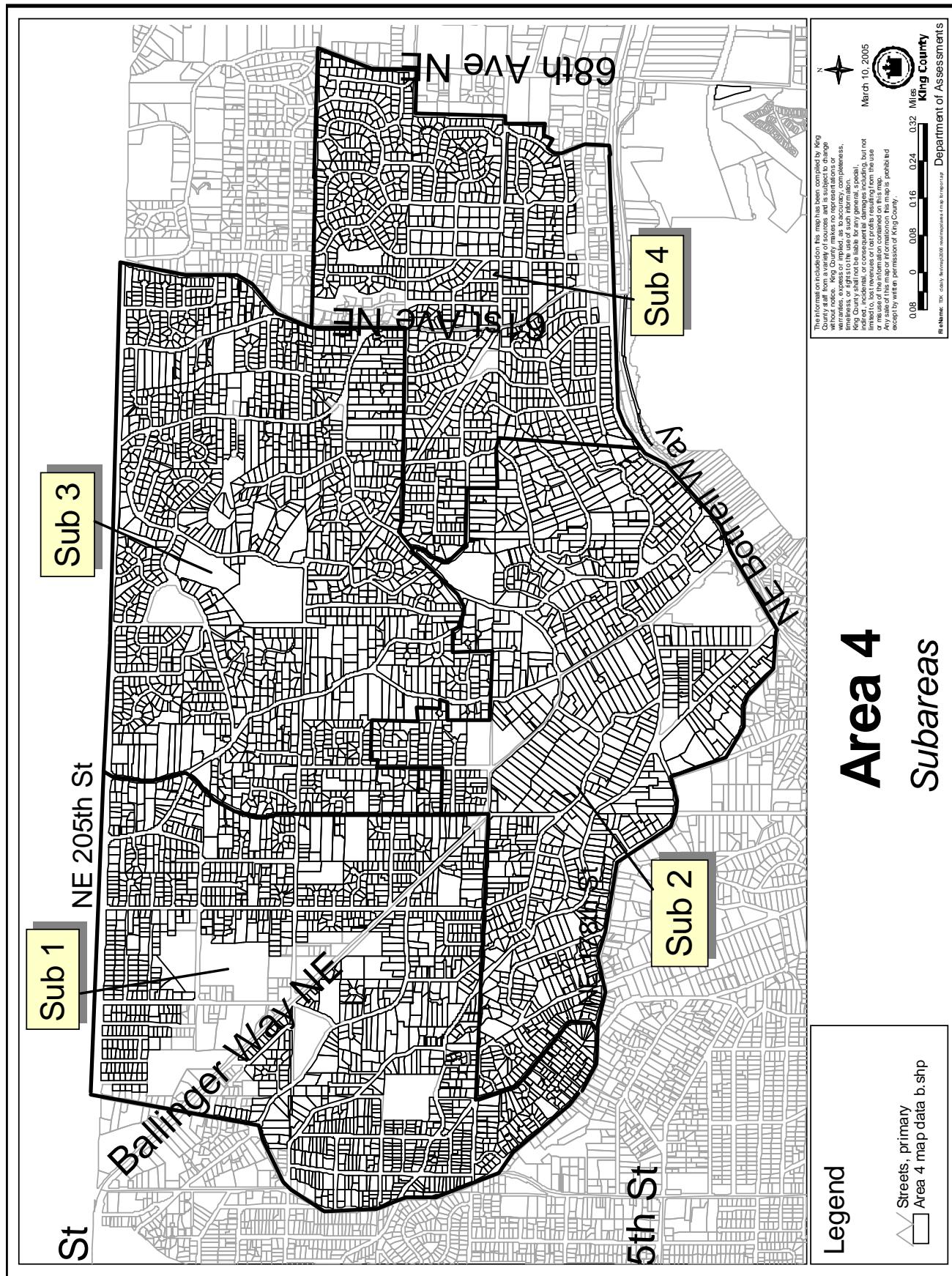


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. There are relatively few sales of homes less than 801 square feet. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 9 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 6.7% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$\text{2007 Land Value} = \text{2006 Land Value} \times 1.07, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 648 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with lots greater than 30,000 square feet have lower assessment ratios than others and the formula adjusted them upward more than others. Parcels with grade 6 homes and parcels in good or very good condition have higher assessment ratios than others and the formula adjusted them upward less than others. Parcels coded with water problems have higher assessment ratios than others and the formula adjusted them downward. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$\begin{aligned} \text{2007 Total Value} &= \text{2006 Total Value} / 0.8887981 - 0.05247284 \text{ (if SqFtLot} > 30,000) + 0.061387 \text{ (if Grade} = 6 \\ &+ 0.1237841 \text{ (if Water Problems} = \text{Yes}) + 0.02336597 \text{ (if Condition is Good or Very Good)} \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, then:

$$\text{2007 Improvements Value} = \text{2007 Total Value} \text{ minus } \text{2007 Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.117) – (New Land Value) = New Improvement Value.
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the total % Change as indicated by the sales sample is used to arrive at a new total value (Previous Total Value * 1.117) – (New Land Value) = New Improvement Value.
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
* Any properties excluded from the annual up-date process are noted in RealProperty.
*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were no mobile home sales available for analysis. Mobile home parcels will be valued using the Total % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2007 Total Value} = (\text{Previous Land Value} + \text{Previous Improvement Value}) * 1.117, \text{ with results rounded down to the next \$1,000}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 4 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

12.51%

SqFtLot > 30000

Yes

% Adjustment

7.06%

Grade 6

Yes

% Adjustment

-7.27%

Condition = Good or

Very Good

Yes

% Adjustment

-2.88%

Water Problems

Yes

% Adjustment

-13.75%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with a lot size greater than 30000 sq ft and no other adjustments would approximately receive a 19.57% upward adjustment (12.51% + 7.06%). There are 139 such parcels with 18 sales representing three years of market activity.

Generally parcels with grade 6 or homes in better than average condition or coded with water problems were at a higher assessment level and parcels with other grades &/or in average condition.

70% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone, 24% are adjusted less and 6% are adjusted more.

Area 4 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	3	0.650	0.722	11.2%	0.425	1.020
6	18	0.957	0.986	3.1%	0.925	1.047
7	249	0.868	0.967	11.3%	0.948	0.985
8	280	0.879	0.983	11.9%	0.965	1.002
9	81	0.867	0.975	12.5%	0.942	1.009
10	13	0.898	1.006	12.0%	0.933	1.078
11	4	0.901	1.006	11.6%	0.845	1.167
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1950	69	0.894	0.983	9.9%	0.946	1.020
1951-1960	171	0.843	0.938	11.2%	0.915	0.960
1961-1970	108	0.874	0.975	11.6%	0.946	1.004
1971-1980	148	0.904	1.011	11.8%	0.988	1.034
1981-1990	66	0.853	0.962	12.8%	0.920	1.004
1991-2000	43	0.875	0.983	12.4%	0.938	1.028
>2000	43	0.903	1.014	12.4%	0.971	1.058
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	446	0.867	0.975	12.5%	0.961	0.990
Good	178	0.895	0.983	9.8%	0.962	1.004
Very Good	24	0.884	0.965	9.2%	0.903	1.027
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	466	0.875	0.982	12.2%	0.969	0.995
1.5	31	0.835	0.945	13.1%	0.878	1.012
=> 2	151	0.881	0.979	11.2%	0.953	1.005
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<801	5	0.878	0.929	5.8%	0.771	1.086
801-1200	114	0.861	0.954	10.8%	0.929	0.979
1201-1600	219	0.892	0.995	11.5%	0.974	1.016
1601-2000	138	0.873	0.974	11.6%	0.949	1.000
2001-2500	96	0.861	0.967	12.3%	0.933	1.001
2501-3000	46	0.856	0.959	12.0%	0.911	1.007
3001-4000	25	0.886	0.999	12.7%	0.933	1.065
4001-7000	5	0.927	1.053	13.6%	0.944	1.162

Area 4 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

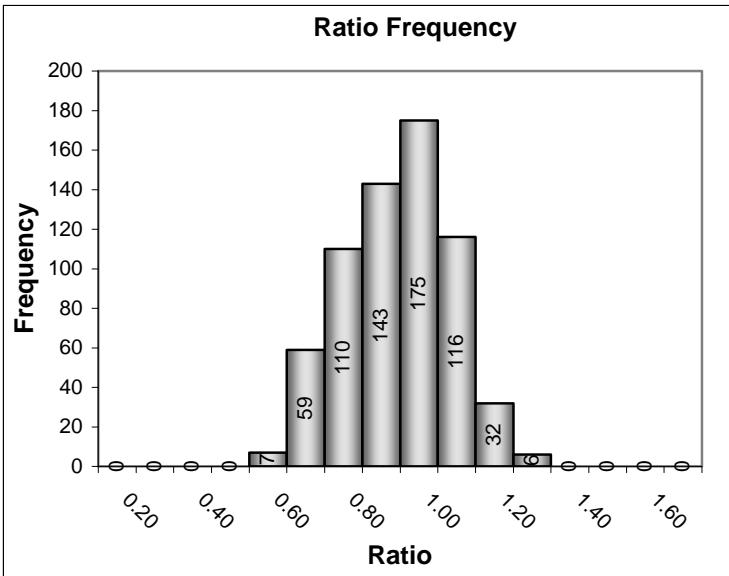
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	529	0.875	0.977	11.6%	0.964	0.989
Y	119	0.874	0.979	11.9%	0.949	1.008
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	648	0.875	0.977	11.7%	0.965	0.989
Y	0	na	na	na	na	na
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	110	0.885	0.990	11.9%	0.965	1.015
2	146	0.881	0.982	11.5%	0.958	1.007
3	196	0.864	0.966	11.9%	0.944	0.989
4	122	0.884	0.987	11.7%	0.959	1.015
8	74	0.867	0.964	11.2%	0.927	1.001
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3000-8000	98	0.902	1.006	11.5%	0.977	1.035
8001-12000	281	0.872	0.972	11.5%	0.954	0.990
12001-16000	132	0.870	0.968	11.3%	0.942	0.995
16001-20000	52	0.889	0.987	10.9%	0.949	1.024
20001-30000	49	0.873	0.969	10.9%	0.918	1.019
30001-43559	24	0.839	0.984	17.3%	0.909	1.059
1AC-3AC	12	0.834	0.958	14.9%	0.866	1.050
SqFtLot > 30,000 no other variables	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	630	0.877	0.977	11.4%	0.965	0.989
Y	18	0.817	0.976	19.4%	0.878	1.074
Water Problems	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	641	0.874	0.977	11.8%	0.965	0.989
Y	7	0.979	0.989	1.0%	0.893	1.084

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: NW / Team - 2	Lien Date: 01/01/2006	Date of Report: 4/24/2007	Sales Dates: 1/2004 - 12/2006
Area Lake Forest Park	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 648			
Mean Assessed Value	379,100		
Mean Sales Price	433,300		
Standard Deviation AV	100,600		
Standard Deviation SP	133,924		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.896		
Median Ratio	0.906		
Weighted Mean Ratio	0.875		
UNIFORMITY			
Lowest ratio	0.562		
Highest ratio:	1.290		
Coefficient of Dispersion	12.70%		
Standard Deviation	0.138		
Coefficient of Variation	15.41%		
Price Related Differential (PRD)	1.024		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.885		
Upper limit	0.926		
95% Confidence: Mean			
Lower limit	0.886		
Upper limit	0.907		
SAMPLE SIZE EVALUATION			
N (population size)	4712		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.138		
Recommended minimum:	31		
Actual sample size:	648		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	311		
# ratios above mean:	337		
Z:	1.021		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



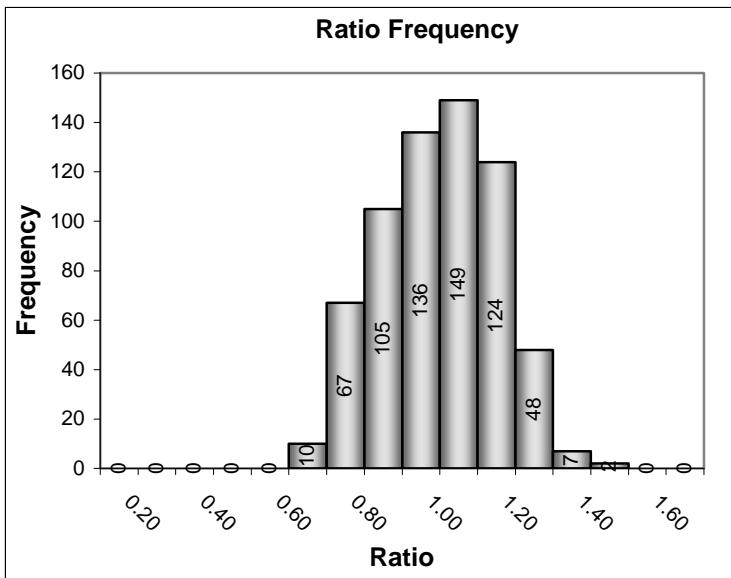
COMMENTS:

1 to 3 Unit Residences throughout area 4

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: NW / Team - 2	Lien Date: 01/01/2007	Date of Report: 4/24/2007	Sales Dates: 1/2004 - 12/2006
Area Lake Forest Park	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 648			
Mean Assessed Value	423,300		
Mean Sales Price	433,300		
Standard Deviation AV	114,716		
Standard Deviation SP	133,924		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.011		
Weighted Mean Ratio	0.977		
UNIFORMITY			
Lowest ratio	0.631		
Highest ratio:	1.450		
Coefficient of Dispersion	12.55%		
Standard Deviation	0.152		
Coefficient of Variation	15.26%		
Price Related Differential (PRD)	1.022		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.985		
Upper limit	1.030		
95% Confidence: Mean			
Lower limit	0.987		
Upper limit	1.011		
SAMPLE SIZE EVALUATION			
N (population size)	4712		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.152		
Recommended minimum:	37		
Actual sample size:	648		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	317		
# ratios above mean:	331		
Z:	0.550		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 4

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	866590	0122	2/27/04	\$199,000	750	0	6	1930	4	15086	N	N	18544 26TH AVE NE
001	397170	1761	11/4/04	\$251,000	870	0	6	1940	4	17360	N	N	19246 LAGO PL NE
001	397170	1745	11/17/04	\$184,000	900	0	6	1942	3	10000	N	N	1615 NE 195TH ST
001	866590	0056	4/20/06	\$294,000	1090	0	6	1949	5	9714	N	N	18571 30TH AVE NE
001	418190	0049	11/1/04	\$278,000	1590	0	6	1950	4	8034	N	N	18905 32ND AVE NE
001	866590	0071	6/21/05	\$299,950	810	390	7	1926	4	16476	N	N	18949 FOREST PARK DR NE
001	866590	0206	10/17/05	\$345,000	830	830	7	1981	3	11747	N	N	18911 23RD AVE NE
001	319790	0055	6/15/05	\$342,000	890	500	7	1953	4	7260	N	N	18528 29TH AVE NE
001	402290	0836	6/15/04	\$262,090	890	790	7	1981	3	9677	N	N	3007 NE 205TH ST
001	138830	0025	10/30/04	\$355,450	960	1200	7	1958	4	11388	N	N	18926 33RD AVE NE
001	138830	0025	11/15/05	\$375,000	960	1200	7	1958	4	11388	N	N	18926 33RD AVE NE
001	319790	0020	2/8/05	\$302,000	980	0	7	1952	4	7440	N	N	18529 29TH AVE NE
001	319790	0020	6/29/06	\$337,500	980	0	7	1952	4	7440	N	N	18529 29TH AVE NE
001	115550	0100	1/21/05	\$325,500	990	760	7	1969	4	7700	N	N	3020 NE 204TH ST
001	866590	0144	3/2/06	\$332,000	1020	620	7	1957	3	7500	N	N	18503 24TH PL NE
001	402290	1270	9/16/05	\$290,000	1030	0	7	1954	3	8775	N	N	19840 30TH AVE NE
001	615290	0425	1/3/05	\$325,000	1030	400	7	1942	4	16500	N	N	18553 35TH AVE NE
001	402290	1375	4/27/04	\$225,000	1040	0	7	1926	4	12000	N	N	3026 NE 195TH ST
001	402290	1494	10/28/04	\$279,950	1040	720	7	1961	3	9430	N	N	20050 33RD AVE NE
001	402290	1350	2/15/06	\$364,700	1050	500	7	1977	3	14850	N	N	19614 30TH AVE NE
001	115561	0060	6/8/04	\$299,950	1060	350	7	1971	4	7413	N	N	3206 NE 204TH ST
001	115561	0080	4/29/05	\$299,900	1080	840	7	1971	3	7800	N	N	3201 NE 204TH ST
001	138830	0030	4/28/06	\$402,500	1110	800	7	1957	4	10950	N	N	18918 33RD AVE NE
001	615290	0307	9/27/04	\$311,500	1110	770	7	1962	4	9750	N	N	18742 30TH AVE NE
001	615290	0157	2/15/05	\$320,000	1120	780	7	1978	3	11850	N	N	19010 33RD AVE NE
001	418190	0085	7/21/05	\$369,950	1130	1210	7	1989	3	12645	N	N	18902 32ND AVE NE
001	396190	0040	7/8/04	\$254,757	1140	0	7	1954	3	6780	N	N	2804 NE 187TH ST
001	402290	0775	2/25/05	\$255,000	1140	0	7	1955	3	7680	N	N	20120 30TH AVE NE
001	259630	0025	8/30/05	\$285,000	1160	0	7	1955	3	8260	N	N	3043 NE 203RD ST
001	319790	0075	7/8/05	\$389,950	1160	1040	7	1952	5	13230	N	N	18550 29TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	615290	0332	5/4/04	\$320,000	1160	810	7	1989	3	18550	N	N	18719 BALLINGER WAY NE
001	615290	0332	6/19/06	\$410,000	1160	810	7	1989	3	18550	N	N	18719 BALLINGER WAY NE
001	115562	0090	10/25/05	\$425,000	1170	810	7	1973	4	7207	N	N	19522 34TH AVE NE
001	402290	0835	11/8/06	\$390,000	1170	730	7	1976	3	9540	N	N	3025 NE 205TH ST
001	402290	1352	7/20/06	\$385,000	1190	530	7	1977	3	10125	N	N	3115 NE 196TH PL
001	402290	0837	5/28/04	\$260,000	1230	590	7	1976	3	9540	N	N	3031 NE 205TH ST
001	942550	0006	3/11/04	\$285,000	1230	660	7	1958	3	9600	N	N	19026 BALLINGER WAY NE
001	401850	0110	10/11/04	\$313,060	1240	820	7	1976	3	7260	N	N	3020 NE 201ST PL
001	319790	0015	7/10/06	\$379,950	1250	0	7	1952	4	8160	N	N	18523 29TH AVE NE
001	402290	0521	7/21/04	\$319,900	1280	660	7	1977	4	9840	N	N	20269 37TH AVE NE
001	115561	0130	1/26/05	\$335,000	1290	790	7	1970	4	8235	N	N	3229 NE 204TH ST
001	202700	0010	10/28/04	\$312,000	1290	500	7	1973	3	10349	N	N	20005 32ND AVE NE
001	397170	1755	8/22/05	\$275,000	1290	0	7	1979	4	18146	N	N	19268 LAGO PL NE
001	402290	0806	9/13/06	\$337,700	1300	0	7	1952	3	9600	N	N	20320 30TH AVE NE
001	669010	0020	2/16/06	\$350,000	1310	0	7	1982	3	9060	N	N	3209 NE 195TH ST
001	737420	0010	10/8/04	\$319,000	1310	420	7	1974	3	7880	N	N	19520 21ST AVE NE
001	615290	0134	12/17/04	\$324,000	1340	810	7	1995	3	7200	N	N	3044 NE 190TH ST
001	615290	0134	5/26/05	\$369,000	1340	810	7	1995	3	7200	N	N	3044 NE 190TH ST
001	866590	0115	1/22/04	\$346,950	1360	1270	7	1986	3	7750	N	N	2530 NE PERKINS WAY
001	866590	0331	4/18/06	\$435,000	1370	300	7	1958	3	12054	N	N	19014 22ND AVE NE
001	115562	0150	5/21/04	\$322,500	1380	500	7	1973	4	7359	N	N	19511 34TH AVE NE
001	402290	1328	3/28/06	\$350,000	1390	410	7	1976	3	11200	N	N	3112 NE 197TH PL
001	866590	0315	7/8/05	\$335,000	1390	0	7	1960	4	10197	N	N	19057 21ST AVE NE
001	866590	0391	4/24/06	\$395,500	1390	0	7	1962	3	10050	N	N	19060 21ST AVE NE
001	866520	0050	12/18/06	\$500,000	1400	1250	7	1959	3	15960	N	N	2313 NE 191ST ST
001	866590	0086	7/12/04	\$405,000	1430	0	7	1925	4	52272	N	N	18935 FOREST PARK DR NE
001	615290	0427	8/19/04	\$264,900	1440	0	7	1961	3	18038	N	N	18611 BALLINGER WAY NE
001	951300	0010	9/22/05	\$345,000	1460	0	7	1952	4	9750	N	N	2016 NE 195TH PL
001	402290	1391	4/27/04	\$239,200	1480	0	7	1970	4	6140	N	N	19505 32ND AVE NE
001	402290	1390	11/15/05	\$365,000	1490	860	7	1949	3	14280	N	N	3102 NE 195TH ST
001	866590	0347	9/15/05	\$329,950	1500	0	7	1954	4	13206	N	N	19042 FOREST PARK DR NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	615290	0452	4/7/06	\$355,000	1530	0	7	1986	3	15290	N	N	18829 33RD AVE NE
001	202700	0050	7/8/04	\$256,900	1560	0	7	1970	3	9344	N	N	20026 32ND AVE NE
001	866590	0264	7/1/04	\$430,000	1560	1460	7	1989	3	33405	N	N	2521 NE 191ST ST
001	866590	0068	10/25/05	\$335,000	1730	0	7	1965	3	6700	N	N	18735 30TH AVE NE
001	397170	1830	5/13/05	\$295,000	1750	0	7	1954	4	17680	N	N	19207 LAGO PL NE
001	259630	0045	11/11/04	\$248,794	1770	0	7	1955	3	8320	N	N	3015 NE 203RD ST
001	741710	0180	3/10/06	\$405,000	1820	310	7	1938	3	47916	N	N	19545 FOREST PARK DR NE
001	615290	0396	8/23/04	\$335,000	1880	0	7	1990	3	11200	N	N	3312 NE 185TH ST
001	866520	0020	8/2/06	\$405,000	1880	0	7	1959	3	12814	N	N	2320 NE 191ST ST
001	866590	0324	7/1/04	\$560,000	1920	1240	7	1950	4	29900	N	N	19243 FOREST PARK DR NE
001	856297	0010	7/11/06	\$451,300	1970	0	7	1980	3	9200	N	N	3418 NE 190TH ST
001	866590	0150	9/1/05	\$420,000	2090	0	7	1953	3	26274	N	N	2331 NE PERKINS WAY
001	115562	0080	9/13/06	\$475,000	2140	0	7	1973	3	11006	N	N	19518 34TH AVE NE
001	402290	1655	6/22/06	\$385,000	2490	0	7	1960	3	23579	N	N	3200 NE 195TH ST
001	928675	0080	12/8/05	\$375,000	1180	870	8	1975	3	7300	N	N	3004 NE 193RD ST
001	928675	0110	6/11/04	\$305,000	1230	870	8	1975	3	7200	N	N	3017 NE 194TH ST
001	619150	0080	4/26/04	\$319,950	1240	860	8	1975	3	8450	N	N	19032 32ND AVE NE
001	619150	0200	10/27/05	\$379,000	1240	910	8	1975	3	7800	N	N	3002 NE 192ND ST
001	928675	0060	1/18/05	\$295,500	1240	670	8	1975	3	7200	N	N	3016 NE 193RD ST
001	401850	0080	12/17/04	\$349,000	1250	580	8	1979	3	7499	N	N	20112 30TH AVE NE
001	255730	0090	6/12/06	\$459,000	1290	740	8	1981	3	9438	N	N	2513 NE 191ST ST
001	263690	0280	2/9/04	\$305,000	1290	0	8	1964	3	9000	N	N	2212 NE 195TH PL
001	263690	0280	5/15/06	\$389,950	1290	0	8	1964	3	9000	N	N	2212 NE 195TH PL
001	267230	0100	12/3/04	\$334,500	1320	310	8	1980	3	8840	N	N	2908 NE 193RD ST
001	255730	0070	5/24/04	\$329,000	1330	620	8	1981	3	9849	N	N	2534 NE 191ST ST
001	267230	0020	7/19/06	\$392,500	1330	620	8	1978	3	7232	N	N	2913 NE 195TH ST
001	267230	0120	9/5/06	\$402,000	1330	620	8	1978	3	7225	N	N	2903 NE 193RD ST
001	267230	0140	2/25/05	\$340,000	1330	1170	8	1978	3	7428	N	N	2913 NE 193RD ST
001	401850	0070	12/8/05	\$410,000	1390	1090	8	1978	3	11200	N	N	3017 NE 201ST PL
001	866590	0333	12/1/05	\$499,950	1400	1400	8	1958	4	21600	N	N	19010 22ND AVE NE
001	866590	0129	10/18/04	\$397,000	1460	430	8	1970	4	11700	N	N	18552 26TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	267230	0160	9/12/05	\$389,950	1480	760	8	1979	3	7861	N	N	2925 NE 193RD ST
001	115564	0070	9/7/04	\$382,000	1490	660	8	1981	4	7189	N	N	3238 NE 198TH PL
001	619150	0130	10/21/05	\$385,000	1500	500	8	1975	3	7400	N	N	19215 32ND AVE NE
001	115564	0100	8/24/06	\$480,000	1550	1090	8	1980	3	6690	N	N	3220 NE 198TH PL
001	202700	0110	6/22/06	\$405,000	1870	0	8	1994	3	8734	N	N	20019 33RD AVE NE
001	185670	0015	4/27/04	\$425,000	1930	600	8	1948	4	32107	N	N	18942 FOREST PARK DR NE
001	866590	0250	5/11/06	\$650,000	2020	0	8	1990	3	65775	N	N	18780 23RD AVE NE
001	866590	0120	2/23/04	\$299,000	2100	0	8	1968	3	22024	N	N	18540 26TH AVE NE
001	259176	0060	12/30/04	\$445,000	2590	0	8	1990	3	11574	N	N	18635 22ND PL NE
001	615290	0238	8/22/06	\$629,950	2640	0	8	1978	3	38000	N	N	3233 NE 195TH ST
001	259176	0040	8/2/05	\$495,000	1970	0	9	1999	3	6363	N	N	18620 22ND PL NE
001	259176	0020	5/12/04	\$454,900	2070	0	9	1998	3	4432	N	N	18640 22ND PL NE
001	604200	0070	6/27/06	\$515,000	2360	0	9	1999	3	7275	N	N	3020 NE 195TH CT
001	866590	0261	3/4/05	\$425,000	2390	0	9	1993	3	15000	N	N	18980 FOREST PARK DR NE
001	866590	0239	11/19/04	\$520,000	2460	590	9	2004	3	22946	N	N	18712 23RD AVE NE
001	866590	0233	5/14/04	\$522,000	2900	0	9	2003	3	7016	N	N	18708 23RD AVE NE
001	615290	0451	3/7/05	\$650,000	3080	0	9	1999	3	49094	N	N	18711 35TH AVE NE
001	866590	0260	12/12/05	\$885,000	3210	0	10	2005	3	21877	N	N	18974 FOREST PARK DR NE
002	115410	0205	11/29/06	\$337,000	900	0	5	1987	3	7500	N	N	4066 NE 174TH ST
002	402410	0530	8/7/06	\$281,850	640	0	6	1939	3	33628	N	N	17036 26TH AVE NE
002	115410	0175	5/30/06	\$295,000	910	0	6	1956	3	7050	N	N	4038 NE 174TH ST
002	115410	0165	3/23/04	\$249,500	940	0	6	1949	4	7500	N	N	4026 NE 174TH ST
002	115410	0310	5/4/04	\$244,000	970	0	6	1942	3	6500	N	N	4051 NE 174TH ST
002	402410	1745	1/26/04	\$229,950	990	250	6	1942	5	13423	N	N	18002 25TH AVE NE
002	402230	0030	2/16/05	\$280,000	1080	0	6	1920	4	16450	N	N	4623 NE 175TH ST
002	115410	0080	5/20/04	\$254,000	1310	0	6	1940	3	26984	N	N	17036 44TH AVE NE
002	402050	0010	9/22/04	\$300,000	1720	0	6	1959	5	6842	N	N	4412 NE 178TH ST
002	402170	0036	5/25/06	\$375,000	800	530	7	1953	4	15600	N	N	17841 49TH PL NE
002	401930	0270	6/1/06	\$349,950	870	0	7	1947	4	20000	N	N	18464 40TH PL NE
002	402410	1705	9/23/04	\$215,500	910	0	7	1955	3	10200	N	N	2518 NE 178TH ST
002	401930	0980	9/28/05	\$571,000	1000	320	7	1920	4	58370	N	N	18251 BALLINGER WAY NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	928970	0080	3/23/04	\$305,000	1000	950	7	1955	4	8555	N	N	18211 29TH PL NE
002	115410	0416	1/14/06	\$265,000	1030	0	7	1957	3	12000	N	N	16850 HAMLIN RD NE
002	402110	0010	10/17/06	\$470,000	1030	470	7	1955	3	8702	N	N	18205 47TH PL NE
002	928970	0020	8/17/04	\$330,000	1030	910	7	1989	3	8120	N	N	18212 29TH PL NE
002	401930	0190	8/3/05	\$405,000	1040	0	7	1952	4	15800	N	N	18402 47TH AVE NE
002	402410	1670	9/15/05	\$269,777	1040	0	7	1955	4	9997	N	N	2548 NE 178TH ST
002	402410	1680	8/28/06	\$303,450	1040	0	7	1955	3	7600	N	N	2536 NE 178TH ST
002	402410	1700	6/7/06	\$262,500	1040	0	7	1955	3	10200	N	N	2524 NE 178TH ST
002	402410	1700	9/12/06	\$344,000	1040	0	7	1955	3	10200	N	N	2524 NE 178TH ST
002	553830	0245	11/15/06	\$550,000	1050	520	7	1954	4	24360	N	N	16705 33RD AVE NE
002	115410	0530	6/22/06	\$400,000	1070	0	7	1950	3	20250	N	N	17016 37TH AVE NE
002	553830	0225	8/30/04	\$320,000	1090	1090	7	1956	3	13529	N	N	16722 32ND PL NE
002	401930	0210	3/28/05	\$350,000	1100	880	7	1961	3	15800	N	N	18403 51ST PL NE
002	402350	0117	12/7/06	\$378,500	1100	0	7	1959	4	10650	N	N	18232 30TH AVE NE
002	402410	0551	8/10/05	\$320,000	1100	0	7	1958	4	13500	N	N	17074 26TH AVE NE
002	928970	0030	5/3/05	\$325,000	1110	700	7	1955	3	8840	N	N	18220 29TH PL NE
002	401930	0395	9/3/04	\$380,000	1120	0	7	1924	4	41978	N	N	18426 BALLINGER WAY NE
002	402350	0680	8/16/04	\$243,600	1140	0	7	1951	4	7800	N	N	3008 NE 178TH ST
002	718500	0010	9/11/06	\$300,000	1140	0	7	1967	3	20093	N	N	18217 BALLINGER WAY NE
002	514600	0055	8/30/04	\$315,000	1150	420	7	1962	4	11833	N	N	16907 26TH AVE NE
002	514600	0070	11/9/04	\$335,400	1150	600	7	1962	4	12408	N	N	16901 26TH AVE NE
002	402410	1750	8/1/05	\$305,000	1160	580	7	1979	3	7240	N	N	18006 25TH AVE NE
002	402350	0351	6/12/06	\$409,950	1170	360	7	1962	3	9350	N	N	2923 NE 182ND ST
002	401930	0675	2/25/05	\$360,000	1180	1070	7	1942	5	12355	N	N	3834 NE 178TH ST
002	401930	0675	7/25/06	\$435,000	1180	1070	7	1942	5	12355	N	N	3834 NE 178TH ST
002	401930	0230	10/24/05	\$332,450	1190	0	7	1994	3	32200	N	N	5120 NE 184TH ST
002	664250	0030	1/22/05	\$244,900	1190	0	7	1967	3	10656	N	N	18222 25TH AVE NE
002	401930	1446	11/15/05	\$546,000	1200	1100	7	1959	4	9016	Y	N	17571 BOTHELL WAY NE
002	402050	0025	5/11/06	\$260,000	1200	0	7	1947	3	9165	N	N	4420 NE 178TH ST
002	402410	0390	9/19/05	\$329,950	1250	0	7	1947	4	19110	N	N	17715 28TH AVE NE
002	401930	0910	6/21/05	\$278,000	1290	0	7	1952	4	8480	N	N	4036 NE 178TH ST

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	402350	0655	4/27/04	\$365,000	1290	510	7	1959	4	15809	N	N	17829 33RD AVE NE
002	115410	0105	8/16/05	\$485,000	1300	0	7	1942	3	33951	N	N	4039 NE 178TH ST
002	401930	0071	7/21/04	\$322,000	1300	300	7	1946	4	21308	N	N	5454 NE 180TH ST
002	402350	0050	12/15/04	\$418,000	1300	480	7	1973	4	18750	N	N	18225 35TH AVE NE
002	402410	1990	4/28/04	\$280,000	1350	740	7	1978	3	7450	N	N	17865 28TH AVE NE
002	401930	0241	10/2/04	\$313,000	1370	600	7	1959	3	19880	N	N	5212 NE 184TH ST
002	402110	0006	2/27/06	\$392,000	1370	340	7	1958	4	15250	N	N	4654 NE 178TH ST
002	402050	0015	11/23/05	\$310,000	1400	0	7	1947	4	8023	N	N	4418 NE 178TH ST
002	402350	0062	10/23/06	\$459,950	1400	680	7	1962	4	13500	N	N	3404 NE 184TH ST
002	402410	0580	12/13/04	\$329,000	1430	700	7	1965	3	15602	N	N	17700 25TH AVE NE
002	115410	0435	9/28/04	\$430,000	1450	1060	7	1941	4	17500	Y	N	17048 HAMLIN RD NE
002	402350	0045	10/6/04	\$369,400	1450	0	7	1977	4	8614	N	N	18233 35TH AVE NE
002	401930	0051	4/19/06	\$300,000	1490	0	7	1959	3	11400	N	N	5211 NE 184TH ST
002	402350	0005	4/14/06	\$290,000	1490	0	7	1957	3	11250	N	N	3329 NE 185TH ST
002	558990	0361	3/26/04	\$255,000	1490	0	7	1953	4	7755	N	N	16910 25TH AVE NE
002	092604	9024	3/22/06	\$422,000	1500	0	7	1963	5	12857	N	N	2665 NE 169TH ST
002	115410	0375	11/28/05	\$343,200	1500	570	7	1941	3	17000	N	N	17079 BROOKSIDE BLVD NE
002	401930	1465	2/1/06	\$535,000	1510	900	7	1959	4	21410	Y	N	17837 BOTHELL WAY NE
002	401930	0685	8/14/06	\$345,000	1550	0	7	1952	3	10515	N	N	17825 40TH AVE NE
002	401930	0790	9/20/04	\$317,500	1580	1580	7	1962	4	15300	N	N	3549 NE 182ND ST
002	402350	0352	4/6/04	\$339,950	1590	1250	7	1962	4	9425	N	N	2933 NE 182ND ST
002	402350	0066	7/13/05	\$325,000	1610	0	7	1953	4	19379	N	N	3314 NE 182ND ST
002	402350	0710	11/2/04	\$320,000	1630	300	7	1940	4	13560	N	N	2936 NE 178TH ST
002	115410	0546	7/27/04	\$365,000	1640	500	7	1954	3	12740	N	N	17015 HAMLIN RD NE
002	401930	0680	9/6/06	\$380,000	1660	0	7	1952	4	9697	N	N	17803 40TH AVE NE
002	092604	9025	8/19/05	\$409,950	1720	0	7	1980	4	12000	N	N	2651 NE 169TH ST
002	401930	0755	7/11/06	\$475,000	1760	0	7	1918	4	21600	N	N	3560 NE 180TH ST
002	401990	0119	7/21/05	\$305,000	1760	0	7	1978	3	8550	N	N	4942 NE 184TH ST
002	115410	0547	7/22/05	\$378,000	1780	0	7	1941	4	24829	N	N	17005 HAMLIN RD NE
002	402410	0636	5/23/06	\$350,000	1960	0	7	1951	3	18000	N	N	17058 28TH AVE NE
002	115410	0521	12/20/04	\$383,000	1970	0	7	1946	4	18630	N	N	17050 37TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	402350	0545	10/6/05	\$550,000	2130	200	7	1936	5	31969	N	N	18004 29TH AVE NE
002	553830	0040	9/20/06	\$407,000	2150	0	7	1951	3	13547	N	N	16925 32ND AVE NE
002	402410	1760	6/23/04	\$267,950	1210	0	8	1979	3	9450	N	N	18012 25TH AVE NE
002	553830	0339	10/10/05	\$500,000	1230	1230	8	1966	4	45302	N	N	3227 NE 167TH ST
002	402350	0820	3/15/05	\$425,000	1320	930	8	2005	3	8298	N	N	2840 NE 178TH ST
002	402350	0821	4/21/05	\$425,000	1320	930	8	2005	3	9672	N	N	2838 NE 178TH ST
002	402350	0822	3/23/05	\$426,000	1320	930	8	2005	3	7772	N	N	2836 NE 178TH ST
002	402410	0721	2/19/04	\$378,950	1320	510	8	1959	4	15739	N	N	17521 32ND AVE NE
002	402890	0062	3/25/05	\$445,000	1320	1200	8	1958	4	11270	N	N	3227 NE 181ST ST
002	402350	1256	1/18/05	\$435,000	1330	950	8	1998	3	51400	N	N	17113 35TH AVE NE
002	402350	0700	2/11/04	\$380,000	1450	970	8	2003	3	13460	N	N	2942 NE 178TH ST
002	402350	0331	6/9/05	\$500,000	1510	1180	8	1959	5	12750	N	N	3029 NE 182ND ST
002	401930	0870	9/13/04	\$585,000	1560	550	8	1956	4	33440	Y	N	17868 40TH AVE NE
002	401930	0870	9/29/06	\$645,000	1560	550	8	1956	4	33440	Y	N	17868 40TH AVE NE
002	402290	6430	9/14/04	\$350,000	1610	0	8	1955	4	15002	N	N	5103 NE 187TH ST
002	402350	0210	7/14/04	\$399,000	1610	910	8	1977	4	8875	N	N	18247 30TH AVE NE
002	401930	1455	10/19/04	\$459,000	1660	640	8	1919	5	27000	Y	N	17721 BOTHELL WAY NE
002	402350	0965	5/20/05	\$519,000	1690	1240	8	1979	4	51836	N	N	3065 NE 178TH ST
002	883290	0265	5/19/06	\$698,999	1710	870	8	1960	4	10450	Y	N	5508 NE 180TH ST
002	401930	0357	6/19/06	\$687,000	1850	1100	8	1959	3	15605	N	N	18467 40TH PL NE
002	401930	1501	7/18/06	\$440,000	1870	0	8	1959	3	9170	N	N	17575 47TH AVE NE
002	558990	0430	12/7/05	\$455,000	1870	0	8	1951	4	23393	N	N	2558 NE 168TH ST
002	401930	1425	6/30/04	\$411,000	1880	0	8	1916	4	27800	Y	N	17521 BOTHELL WAY NE
002	402350	0090	12/1/06	\$525,000	1890	620	8	1962	3	14851	N	N	3030 NE 182ND ST
002	401930	0340	11/4/05	\$470,500	1920	260	8	1990	3	30800	N	N	18439 40TH PL NE
002	259730	0040	8/31/04	\$445,000	1980	710	8	1978	3	19710	N	N	18035 53RD AVE NE
002	260020	0090	8/17/05	\$423,500	1980	0	8	1986	3	10041	N	N	2629 NE 184TH PL
002	115410	0630	2/6/04	\$480,000	2040	0	8	1970	3	42550	N	N	17022 35TH AVE NE
002	081750	0010	10/27/04	\$424,000	2060	650	8	2000	3	10233	Y	N	2802 NE 177TH PL
002	081750	0010	11/15/06	\$539,450	2060	650	8	2000	3	10233	Y	N	2802 NE 177TH PL
002	401930	0845	12/20/06	\$538,000	2070	0	8	1947	5	21166	N	N	17851 40TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	401930	0068	12/5/06	\$724,950	2100	1000	8	1981	4	16055	N	N	5253 NE 184TH ST
002	401930	0690	10/21/05	\$315,000	2100	0	8	1953	3	10115	N	N	3818 NE 178TH ST
002	401930	1555	9/24/04	\$459,950	2100	620	8	1922	4	20700	N	N	17548 BALLINGER WAY NE
002	401930	0472	6/26/06	\$830,000	2150	2150	8	1933	5	28700	N	N	3804 NE 182ND ST
002	402350	0610	6/16/04	\$435,000	2210	0	8	1925	5	17160	N	N	2960 NE 178TH ST
002	260020	0070	12/22/04	\$363,000	2220	0	8	1986	3	10709	N	N	2613 NE 184TH PL
002	401930	0820	6/23/05	\$650,000	2220	0	8	1940	4	40950	N	N	3815 NE 182ND ST
002	928990	0080	8/23/04	\$376,500	2220	840	8	1989	3	9840	N	N	2834 NE 183RD ST
002	928990	0080	8/24/06	\$480,740	2220	840	8	1989	3	9840	N	N	2834 NE 183RD ST
002	402350	0228	8/8/05	\$462,000	2240	0	8	1984	3	15615	N	N	2619 NE 185TH ST
002	402350	0605	1/27/04	\$374,950	2276	0	8	2003	3	13245	N	N	2946 NE 178TH ST
002	402350	0605	3/22/05	\$445,000	2276	0	8	2003	3	13245	N	N	2946 NE 178TH ST
002	402350	0326	11/14/06	\$669,500	2310	0	8	1955	4	13500	N	N	3041 NE 182ND ST
002	401930	0545	2/14/05	\$430,000	2340	0	8	1953	3	17499	N	N	18450 35TH AVE NE
002	401930	0545	1/10/06	\$495,000	2340	0	8	1953	3	17499	N	N	18450 35TH AVE NE
002	401930	0740	7/20/04	\$470,000	2360	0	8	1997	3	20300	N	N	3700 NE 180TH ST
002	260020	0060	7/22/06	\$487,000	2370	0	8	1986	3	11068	N	N	2607 NE 184TH PL
002	401930	1485	6/30/04	\$530,500	2380	660	8	1931	5	14300	N	N	17533 47TH AVE NE
002	402350	0191	12/22/04	\$357,950	2380	0	8	1993	3	7215	N	N	2978 NE 182ND ST
002	402410	0750	7/26/06	\$750,000	2520	180	8	1953	4	71002	N	N	17137 32ND AVE NE
002	401930	1072	4/8/04	\$430,500	2560	180	8	1986	3	15000	N	N	4606 NE 178TH ST
002	402410	1765	4/27/06	\$629,000	2620	0	8	1984	3	19150	N	N	18022 25TH AVE NE
002	401930	1265	9/22/04	\$500,000	2710	0	8	1947	5	23460	Y	N	4782 NE 178TH ST
002	401930	0825	12/13/04	\$520,000	1460	1020	9	1989	3	32710	N	N	3819 NE 182ND ST
002	402350	0342	12/18/06	\$510,000	1540	220	9	1979	3	15000	N	N	3001 NE 182ND ST
002	401990	0115	6/9/04	\$405,000	1850	680	9	1956	4	16125	N	N	18426 47TH PL NE
002	401930	1040	8/11/06	\$615,000	2120	0	9	2001	3	18375	N	N	17848 BALLINGER WAY NE
002	402350	0940	4/11/06	\$799,950	2340	0	9	1991	3	94089	N	N	2650 NE 184TH PL
002	115410	0541	3/29/06	\$699,000	2390	0	9	2005	3	13132	N	N	17008 37TH AVE NE
002	401930	0025	12/14/04	\$479,950	2470	0	9	2003	3	20014	N	N	5001 NE 184TH ST
002	402410	0746	8/5/05	\$708,500	2530	700	9	1990	3	14835	N	N	17305 32ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	401930	0906	12/5/05	\$470,000	2670	0	9	1958	4	14455	N	N	4008 NE 178TH ST
002	401930	0475	11/14/06	\$815,000	2700	640	9	1970	4	40999	N	N	18235 40TH AVE NE
002	402350	1250	6/14/05	\$676,000	2740	0	9	1998	3	36679	N	N	17133 35TH AVE NE
002	553830	0185	7/20/04	\$639,000	3360	0	9	2004	3	14331	Y	N	17130 32ND AVE NE
002	401930	1600	11/4/04	\$585,000	3860	1700	9	1993	3	23261	N	N	4610 NE 174TH PL
002	401930	0055	7/20/06	\$739,000	2250	1170	10	1979	3	23700	N	N	5221 NE 184TH ST
002	115410	0025	8/18/04	\$710,000	2960	1440	10	1946	5	27000	N	N	17410 44TH AVE NE
002	401930	1606	8/3/06	\$860,000	6490	0	10	1991	3	20705	N	N	4626 NE 174TH PL
002	401930	0331	2/16/05	\$925,000	4347	0	11	1996	3	23275	N	N	18492 43RD AVE NE
003	402290	6100	11/29/05	\$248,000	880	0	5	1948	3	8127	N	N	18710 50TH AVE NE
003	402290	1760	10/26/05	\$388,000	980	0	5	1918	5	23925	N	N	19716 35TH AVE NE
003	032604	9039	7/30/04	\$197,000	860	0	6	1942	3	9762	N	N	18512 35TH AVE NE
003	032604	9115	7/22/05	\$411,500	900	0	6	1918	5	9100	N	N	3710 NE 189TH PL
003	267810	0005	11/24/04	\$225,900	1120	0	6	1954	4	7260	N	N	18503 36TH PL NE
003	932095	0010	10/7/04	\$255,500	900	0	7	1970	3	6700	N	N	5450 NE 203RD PL
003	402770	0506	2/18/04	\$257,950	990	260	7	1986	3	11867	N	N	19513 55TH AVE NE
003	032604	9090	5/20/04	\$305,000	1020	1020	7	1949	4	15490	N	N	19304 37TH AVE NE
003	379060	0080	8/12/04	\$307,500	1060	530	7	1976	3	9960	N	N	19749 40TH CT NE
003	402290	2003	8/31/04	\$301,500	1070	1070	7	1947	4	17400	N	N	19619 40TH PL NE
003	386240	0010	4/11/05	\$321,000	1090	0	7	1964	3	13200	N	N	5014 NE 188TH ST
003	402770	0535	11/3/04	\$314,000	1090	100	7	1951	3	18700	N	N	19334 53RD AVE NE
003	402770	0535	10/18/06	\$439,950	1090	100	7	1951	3	18700	N	N	19334 53RD AVE NE
003	402290	1705	2/22/06	\$393,000	1130	730	7	1980	3	10018	N	N	3910 NE 199TH ST
003	115563	0120	4/28/04	\$288,000	1140	810	7	1975	3	7740	N	N	3502 NE 192ND PL
003	402770	0505	2/10/04	\$237,500	1140	0	7	1986	3	9860	N	N	19507 55TH AVE NE
003	402770	0508	6/28/06	\$333,000	1140	0	7	1986	3	10930	N	N	19509 55TH AVE NE
003	402290	0270	4/18/05	\$302,000	1160	580	7	1973	4	9400	N	N	4020 NE 197TH ST
003	346100	0020	9/21/06	\$480,000	1170	650	7	1961	4	20020	N	N	19055 47TH PL NE
003	346100	0182	7/28/06	\$399,999	1170	650	7	1961	3	11235	N	N	4918 NE 193RD ST
003	212200	0040	1/27/04	\$262,000	1180	460	7	1989	3	12250	N	N	19665 40TH PL NE
003	386240	0070	3/18/05	\$330,000	1180	580	7	1965	3	16994	N	N	4927 NE 190TH ST

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	731190	0040	9/26/06	\$390,000	1200	830	7	1975	3	9880	N	N	3909 NE 199TH ST
003	402290	0481	2/22/05	\$360,000	1210	910	7	1960	3	10041	N	N	4230 NE 197TH ST
003	346100	0080	9/7/05	\$360,000	1220	1090	7	1961	3	13720	N	N	19108 47TH PL NE
003	402290	0288	5/26/04	\$310,450	1220	320	7	1978	3	11250	N	N	4008 NE 197TH ST
003	402940	0251	7/21/06	\$392,000	1220	720	7	1963	3	7500	N	N	19515 36TH AVE NE
003	731190	0030	10/5/05	\$375,500	1220	320	7	1975	3	8000	N	N	3920 NE 199TH ST
003	267810	0025	5/25/06	\$330,000	1240	0	7	1954	4	6730	N	N	18526 36TH PL NE
003	402290	6142	12/22/04	\$300,000	1250	0	7	1949	4	20624	N	N	5020 NE 187TH ST
003	345900	0260	2/22/05	\$356,000	1260	540	7	1963	4	9990	Y	N	5102 NE 201ST PL
003	345900	0260	12/29/05	\$389,000	1260	540	7	1963	4	9990	Y	N	5102 NE 201ST PL
003	346100	0200	4/21/04	\$285,000	1270	730	7	1964	4	12040	N	N	4904 NE 187TH PL
003	402290	2997	6/15/04	\$312,000	1270	720	7	1961	4	12100	N	N	4030 NE 195TH ST
003	402770	0320	7/24/06	\$449,500	1270	700	7	2002	3	6600	Y	N	5425 NE 204TH ST
003	259700	0046	11/3/04	\$270,000	1280	0	7	1958	4	8748	N	N	18804 51ST AVE NE
003	259700	0046	11/17/06	\$363,500	1280	0	7	1958	4	8748	N	N	18804 51ST AVE NE
003	032604	9042	6/8/06	\$357,100	1290	0	7	1962	3	11818	N	N	3601 NE 195TH ST
003	032604	9069	3/25/04	\$343,000	1300	1280	7	1959	4	10800	N	N	19227 37TH AVE NE
003	115563	0060	10/4/05	\$331,000	1300	390	7	1975	3	9140	N	N	19220 35TH PL NE
003	259700	0040	7/27/04	\$265,000	1300	0	7	1958	4	8748	N	N	18812 51ST AVE NE
003	259700	0040	11/29/06	\$370,000	1300	0	7	1958	4	8748	N	N	18812 51ST AVE NE
003	402770	0064	4/22/04	\$224,000	1300	0	7	1948	3	13312	N	N	19839 47TH AVE NE
003	259330	0040	10/7/05	\$380,000	1310	350	7	1961	3	8810	N	N	19240 38TH PL NE
003	259330	0060	8/13/04	\$315,000	1310	700	7	1961	3	7800	N	N	19230 38TH PL NE
003	402290	6221	1/26/06	\$370,000	1320	500	7	1976	3	10300	N	N	5119 NE 188TH ST
003	402290	6221	8/7/06	\$459,500	1320	500	7	1976	3	10300	N	N	5119 NE 188TH ST
003	402290	1981	7/27/05	\$340,000	1340	1340	7	1964	3	8640	N	N	19519 38TH AVE NE
003	402290	1981	9/26/06	\$440,000	1340	1340	7	1964	3	8640	N	N	19519 38TH AVE NE
003	402770	0065	4/27/05	\$235,000	1340	0	7	1948	3	10605	N	N	19837 47TH AVE NE
003	402290	2246	5/30/06	\$549,000	1350	900	7	1963	3	30000	N	N	19207 40TH PL NE
003	346100	0140	6/3/04	\$340,000	1360	720	7	1961	4	10777	N	N	19125 47TH PL NE
003	402940	0201	10/26/05	\$490,000	1360	0	7	1983	3	7983	N	N	19530 35TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	115563	0020	10/11/05	\$399,950	1410	550	7	1975	3	9600	N	N	3523 NE 192ND PL
003	402770	0499	11/15/05	\$351,000	1420	0	7	1960	4	12000	N	N	19519 55TH AVE NE
003	570680	0100	4/12/06	\$456,500	1450	500	7	1967	3	13050	N	N	19033 53RD AVE NE
003	032604	9029	12/20/05	\$398,000	1470	360	7	1934	4	19757	N	N	19037 37TH AVE NE
003	380000	0020	8/12/05	\$476,500	1470	1220	7	1977	3	9600	Y	N	5405 NE 204TH ST
003	721170	0020	10/27/06	\$480,000	1560	700	7	1969	3	7240	N	N	3627 NE 195TH ST
003	380000	0050	2/24/06	\$400,000	1610	600	7	1978	3	9408	Y	N	4729 NE 204TH ST
003	402770	0587	6/16/05	\$326,000	1610	0	7	1954	3	15899	N	N	19361 53RD AVE NE
003	402290	6275	8/9/06	\$495,000	1690	550	7	1986	3	8413	N	N	5205 NE 188TH ST
003	276370	0020	6/12/06	\$379,500	1700	0	7	1967	3	13534	N	N	4950 NE 193RD ST
003	259320	0190	7/12/05	\$475,000	1730	0	7	1961	4	7410	N	N	3704 NE 192ND ST
003	212200	0025	5/17/06	\$421,500	1810	0	7	1990	3	10894	N	N	19701 40TH PL NE
003	402290	4765	7/21/06	\$441,000	1950	0	7	1987	3	9600	N	N	18740 45TH PL NE
003	402290	2521	5/13/05	\$300,000	2090	0	7	1962	3	14560	N	N	3844 NE 185TH ST
003	402290	6187	4/9/04	\$335,000	2170	0	7	1996	3	9000	N	N	5103 NE 188TH ST
003	402290	2241	11/1/06	\$429,950	1140	940	8	1960	3	13740	N	N	19063 40TH PL NE
003	928900	0040	3/21/06	\$401,550	1150	520	8	1960	3	9950	N	N	19543 38TH AVE NE
003	402290	2442	6/18/04	\$390,000	1210	900	8	1984	3	12567	N	N	18751 40TH PL NE
003	345900	0220	12/13/04	\$412,000	1220	1100	8	1964	4	12000	Y	N	20105 53RD AVE NE
003	402290	3070	8/21/04	\$425,000	1230	1230	8	1961	4	46609	N	N	19216 40TH PL NE
003	276371	0070	5/11/04	\$289,950	1260	580	8	1971	3	9840	N	N	19403 49TH PL NE
003	771810	0045	6/29/05	\$319,000	1280	1180	8	1952	3	8280	N	N	18532 35TH AVE NE
003	402290	5013	1/13/06	\$412,000	1300	1000	8	1960	4	27340	N	N	18920 40TH PL NE
003	402770	0013	6/28/05	\$334,000	1300	360	8	1979	3	18318	N	N	4523 NE 201ST PL
003	928910	0040	12/16/04	\$305,000	1340	590	8	1965	3	13200	N	N	4051 NE 197TH ST
003	736620	0030	7/14/04	\$349,500	1350	680	8	1978	3	10800	N	N	19217 55TH AVE NE
003	345900	0060	5/31/06	\$575,000	1370	600	8	1966	3	12950	N	N	5319 NE 201ST PL
003	402770	1360	6/15/05	\$360,000	1370	540	8	1967	3	11990	N	N	5008 NE 190TH ST
003	401711	0380	2/27/04	\$350,000	1380	870	8	1977	3	9620	N	N	4600 NE 203RD CT
003	259740	0100	4/30/04	\$375,000	1390	500	8	1977	4	9600	N	N	20338 42ND AVE NE
003	345900	0200	4/3/06	\$610,000	1400	600	8	1965	3	10600	Y	N	20137 53RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	570870	0070	6/27/04	\$298,900	1400	1150	8	1966	3	11809	N	N	20409 55TH PL NE
003	402770	0240	5/22/04	\$415,000	1410	700	8	1959	3	19125	Y	N	19870 47TH AVE NE
003	402770	0396	5/14/04	\$405,000	1410	1320	8	1998	3	12000	N	N	19825 55TH AVE NE
003	662060	0130	11/3/05	\$420,000	1420	710	8	1971	3	11270	N	N	5200 NE 190TH ST
003	771700	0120	4/26/06	\$477,600	1420	1000	8	1960	3	9375	N	N	3813 NE 190TH PL
003	401711	0270	5/17/05	\$425,000	1430	740	8	1977	4	7510	N	N	20312 46TH PL NE
003	928900	0060	1/8/04	\$334,200	1430	990	8	1990	3	9950	N	N	19527 38TH AVE NE
003	259740	0010	7/15/05	\$420,000	1440	730	8	1977	3	12680	N	N	20119 44TH AVE NE
003	401711	0090	12/15/04	\$330,000	1450	470	8	1977	3	9720	N	N	4622 NE 201ST PL
003	259740	0290	8/4/04	\$401,000	1460	720	8	1977	4	9590	N	N	20316 44TH AVE NE
003	379060	0030	7/26/04	\$339,950	1460	1030	8	1976	3	9760	N	N	19742 40TH CT NE
003	401711	0050	6/4/04	\$318,000	1470	920	8	1977	3	14820	N	N	20121 47TH AVE NE
003	402290	2830	11/23/04	\$540,000	1470	1200	8	1958	3	15100	Y	N	19545 45TH AVE NE
003	345910	0300	10/4/05	\$350,000	1480	400	8	1968	3	7400	N	N	5475 NE 200TH PL
003	928910	0190	6/9/04	\$362,500	1480	1430	8	1976	4	15200	N	N	19610 42ND AVE NE
003	402770	0513	4/15/04	\$359,950	1520	960	8	1968	4	8023	N	N	5422 NE 195TH ST
003	401711	0390	4/6/04	\$339,000	1530	690	8	1978	3	9290	N	N	4515 NE 204TH PL
003	402290	1701	6/6/05	\$325,000	1530	670	8	1975	3	12740	N	N	19730 35TH AVE NE
003	345970	0330	7/6/04	\$394,950	1550	1180	8	1979	3	12220	N	N	20216 41ST PL NE
003	402770	1363	9/8/04	\$327,000	1550	0	8	1972	3	10221	N	N	5032 NE 190TH ST
003	380000	0120	8/27/04	\$500,000	1560	1300	8	1968	4	10850	Y	N	4760 NE 203RD ST
003	276371	0090	7/18/05	\$465,000	1570	790	8	1974	4	12130	Y	N	19415 49TH PL NE
003	440070	0045	5/17/06	\$442,000	1580	0	8	1969	3	10608	N	N	19321 46TH AVE NE
003	771700	0170	3/14/05	\$344,000	1580	0	8	1960	4	10072	N	N	3801 NE 189TH PL
003	402290	1955	5/13/04	\$398,950	1640	920	8	1978	3	37600	N	N	3642 NE 195TH ST
003	345910	0110	12/21/06	\$580,000	1650	900	8	1968	3	9500	Y	N	5408 NE 200TH PL
003	662060	0070	9/12/05	\$394,000	1670	740	8	1967	3	10870	N	N	19235 51ST AVE NE
003	073201	0040	10/19/06	\$561,000	1710	600	8	1976	3	18850	N	N	4402 NE 187TH PL
003	345970	0140	3/23/04	\$387,000	1720	530	8	1978	4	8610	N	N	4009 NE 204TH ST
003	066200	0035	7/12/06	\$579,900	1740	1090	8	1968	3	14940	N	N	5027 NE 197TH ST
003	402290	3192	5/24/04	\$445,000	1740	1140	8	1973	4	34000	N	N	19131 45TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	401700	0090	12/29/04	\$425,000	1760	750	8	1970	4	9850	N	N	20367 45TH AVE NE
003	259740	0020	2/22/06	\$433,000	1780	730	8	1977	3	11200	N	N	20125 44TH AVE NE
003	402770	0465	9/5/06	\$730,100	1790	1490	8	1998	3	19166	Y	N	5401 NE 197TH ST
003	402770	1254	4/20/04	\$395,000	1800	420	8	2000	3	25018	Y	N	19203 53RD CT NE
003	440070	0230	4/14/04	\$430,000	1800	1700	8	1968	4	9600	N	N	19414 46TH AVE NE
003	662060	0100	8/22/06	\$440,000	1800	1220	8	1968	3	12100	N	N	19207 51ST AVE NE
003	259740	0150	3/15/04	\$395,000	1820	620	8	1977	4	10150	N	N	4212 NE 203RD ST
003	073200	0200	10/27/05	\$469,950	1850	800	8	1966	4	9070	N	N	4001 NE 186TH ST
003	402290	2042	8/7/06	\$520,000	1860	690	8	1964	4	11200	N	N	19546 38TH AVE NE
003	379060	0110	8/24/05	\$435,000	1880	240	8	1972	3	9760	N	N	19731 40TH CT NE
003	662060	0020	4/20/05	\$442,500	1880	1080	8	1967	4	13230	N	N	4949 NE 193RD ST
003	259740	0340	4/5/05	\$485,000	1890	1050	8	1975	4	10675	N	N	20130 44TH AVE NE
003	402770	0324	12/14/05	\$408,000	1900	720	8	1962	3	13090	Y	N	20312 54TH LN NE
003	402770	0324	9/21/06	\$599,900	1900	720	8	1962	3	13090	Y	N	20312 54TH LN NE
003	212200	0020	5/16/05	\$380,000	1940	430	8	1983	3	13365	N	N	19705 40TH PL NE
003	570680	0020	3/1/04	\$409,000	1950	450	8	1963	3	10350	N	N	19012 53RD AVE NE
003	034650	0015	5/21/04	\$411,000	1980	1210	8	1959	3	10200	N	N	3734 NE 188TH ST
003	401760	0080	5/14/04	\$333,000	1980	0	8	1967	3	10720	N	N	4005 NE 195TH PL
003	034650	0007	8/5/04	\$455,500	2000	0	8	1971	4	11250	N	N	18807 39TH AVE NE
003	345970	0030	3/23/04	\$423,000	2020	820	8	1978	4	7700	N	N	4042 NE 204TH ST
003	402770	0600	10/6/06	\$600,000	2020	570	8	1982	3	27939	N	N	5204 NE 193RD PL
003	402290	2960	10/24/05	\$499,900	2060	1680	8	1977	3	22400	N	N	19522 40TH PL NE
003	440070	0320	7/23/04	\$406,000	2060	650	8	1968	3	15720	N	N	19006 46TH AVE NE
003	402290	5012	6/28/04	\$542,000	2070	1130	8	1976	4	26200	N	N	18944 40TH PL NE
003	401800	0010	6/29/04	\$409,950	2130	0	8	1960	4	11240	N	N	3712 NE 187TH ST
003	342510	0035	8/4/05	\$489,000	2180	600	8	1977	3	10200	N	N	19729 53RD AVE NE
003	932340	0060	10/25/04	\$487,500	2180	1780	8	1974	4	12550	N	N	18503 43RD AVE NE
003	402290	2505	1/14/04	\$359,500	2220	0	8	1987	3	9800	N	N	3945 NE 186TH ST
003	402290	7730	12/28/04	\$452,990	2260	1330	8	2004	3	7900	Y	N	18746 53RD AVE NE
003	402290	7740	2/16/06	\$660,000	2260	0	8	2005	3	10600	Y	N	18814 53RD AVE NE
003	402290	7750	3/28/06	\$660,000	2260	1120	8	2005	3	10715	Y	N	18810 53RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	402770	1362	6/19/06	\$480,000	2300	0	8	1986	3	9324	N	N	5024 NE 190TH ST
003	345970	0170	5/19/06	\$495,000	2310	0	8	1978	3	10900	N	N	4021 NE 204TH ST
003	402770	0038	5/5/04	\$370,000	2350	0	8	1992	3	11550	N	N	4653 NE 201ST PL
003	402770	0651	1/12/04	\$395,000	2410	0	8	1986	3	32700	Y	N	19824 47TH AVE NE
003	402770	0651	9/19/06	\$633,950	2410	0	8	1986	3	32700	Y	N	19824 47TH AVE NE
003	073200	0100	6/16/05	\$490,000	2430	0	8	1966	3	9740	N	N	18604 41ST PL NE
003	662060	0010	5/17/04	\$420,000	2530	730	8	1967	4	12470	N	N	4945 NE 193RD ST
003	662060	0010	7/15/04	\$428,000	2530	730	8	1967	4	12470	N	N	4945 NE 193RD ST
003	402290	1763	5/22/06	\$749,000	2550	1470	8	1992	3	29691	N	N	19565 38TH AVE NE
003	402290	2900	4/14/05	\$470,000	2810	0	8	1976	3	23624	Y	N	4403 NE 195TH PL
003	402290	2180	4/20/04	\$596,000	3070	0	8	1998	3	33800	N	N	19247 40TH PL NE
003	402770	0252	7/11/06	\$625,000	3270	0	8	1965	5	11085	N	N	19946 47TH AVE NE
003	570680	0050	6/6/05	\$545,000	3600	1000	8	1984	3	10412	N	N	19034 53RD AVE NE
003	402770	0009	2/7/05	\$369,950	1600	1420	9	1979	3	17800	N	N	4517 NE 201ST PL
003	440070	0410	7/29/04	\$449,950	1710	750	9	1972	3	17543	N	N	18757 47TH AVE NE
003	440070	0410	8/18/06	\$620,000	1710	750	9	1972	3	17543	N	N	18757 47TH AVE NE
003	440090	0080	11/22/04	\$432,000	1720	1300	9	1978	4	10300	N	N	4619 NE 194TH ST
003	402290	2201	4/11/06	\$610,000	1930	1400	9	1970	3	31760	N	N	19219 40TH PL NE
003	019260	0040	3/21/05	\$580,000	2050	1270	9	1975	3	9750	Y	N	20122 51ST AVE NE
003	342510	0036	8/11/06	\$625,000	2290	0	9	1989	3	9900	Y	N	19731 53RD AVE NE
003	402290	7832	8/25/05	\$739,950	2290	600	9	1998	3	10250	Y	N	18516 53RD AVE NE
003	402770	0236	1/4/06	\$703,500	2390	0	9	1960	3	37279	Y	N	19846 47TH AVE NE
003	032604	9070	9/29/04	\$569,000	2410	0	9	1999	3	15500	N	N	18809 37TH AVE NE
003	032604	9070	10/28/06	\$689,000	2410	0	9	1999	3	15500	N	N	18809 37TH AVE NE
003	868166	0060	4/20/05	\$406,550	2470	0	9	2005	3	5044	N	N	5408 NE 198TH PL
003	073201	0070	8/16/05	\$654,950	2490	0	9	2005	3	19160	N	N	4417 NE 187TH PL
003	402290	7760	8/15/05	\$659,500	2520	0	9	2005	3	7815	Y	N	18742 53RD AVE NE
003	402290	2932	8/16/05	\$775,000	2610	0	9	2005	3	15000	N	N	19485 45TH AVE NE
003	868166	0040	12/15/04	\$441,700	2770	0	9	2004	3	4800	N	N	5416 NE 198TH PL
003	868166	0020	5/5/05	\$457,500	2790	0	9	2004	3	4800	N	N	5422 198TH PL NE
003	868166	0140	10/6/04	\$451,200	2790	0	9	2004	3	5583	N	N	5417 198TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	868166	0100	2/2/05	\$529,000	2880	0	9	2004	3	5815	N	N	5401 198TH PL NE
003	032604	9133	6/28/06	\$875,000	2950	1260	9	1998	3	14753	N	N	19019 37TH AVE NE
003	402290	3290	4/12/05	\$556,000	3000	0	9	1962	3	19330	N	N	19510 45TH AVE NE
003	868166	0110	4/21/05	\$489,021	3010	0	9	2005	3	5043	N	N	5405 NE 198TH PL
003	868166	0130	12/14/04	\$487,750	3010	0	9	2004	3	4786	N	N	5413 198TH PL NE
003	868166	0070	3/8/05	\$555,000	3040	0	9	2004	3	6280	N	N	5402 198TH PL NE
003	032604	9110	8/14/06	\$699,950	3060	0	9	1993	3	12528	N	N	19025 37TH AVE NE
003	868166	0010	10/12/05	\$494,460	3120	0	9	2005	3	4815	N	N	5426 NE 198TH PL
003	868166	0030	2/2/05	\$475,653	3120	0	9	2004	3	4800	N	N	5418 NE 198TH PL
003	868166	0050	8/4/05	\$514,938	3120	0	9	2005	3	4800	N	N	5410 NE 198TH PL
003	868166	0120	8/9/05	\$494,305	3120	0	9	2005	3	4788	N	N	5409 NE 198TH PL
003	259740	0170	4/8/05	\$635,000	3200	0	9	1977	3	10290	N	N	4230 NE 203RD ST
003	402290	3171	11/29/05	\$635,000	4380	780	9	1978	3	39000	N	N	19305 45TH AVE NE
003	342510	0040	10/6/04	\$535,900	2770	0	10	1990	3	17800	Y	N	19741 53RD AVE NE
003	402290	1960	11/15/04	\$703,500	2970	1490	10	1994	3	29469	N	N	3701 NE 197TH ST
003	402290	1960	8/17/05	\$807,000	2970	1490	10	1994	3	29469	N	N	3701 NE 197TH ST
003	402770	0459	8/15/06	\$875,000	3270	1100	10	2000	3	21998	Y	N	5402 NE 197TH ST
003	812860	0060	9/8/04	\$632,000	3680	0	10	1995	3	14930	Y	N	19560 44TH AVE NE
003	402770	0627	2/18/05	\$777,000	2800	1660	11	1979	4	19610	Y	N	19556 47TH AVE NE
004	618170	0305	6/12/06	\$360,000	570	570	6	1935	4	5404	Y	N	6433 NE 182ND ST
004	381870	0172	10/15/04	\$228,000	850	700	7	1945	4	8000	N	N	18502 61ST AVE NE
004	618170	0196	7/25/06	\$497,000	1010	100	7	1956	3	9248	Y	N	6267 NE 182ND ST
004	381870	0006	4/7/05	\$340,000	1030	670	7	1953	4	10228	N	N	6115 NE 190TH ST
004	381630	0070	5/15/06	\$260,000	1050	0	7	1954	3	8669	N	N	18504 61ST PL NE
004	381630	0095	4/7/06	\$330,000	1050	0	7	1953	3	9876	N	N	18527 KENLAKE PL NE
004	381710	0010	7/9/04	\$285,000	1090	1090	7	1955	3	8125	N	N	18735 61ST PL NE
004	381670	0090	9/26/05	\$371,000	1120	560	7	1957	3	12000	Y	N	18723 KENLAKE PL NE
004	617893	0070	9/27/05	\$347,500	1120	1040	7	1979	3	8450	Y	N	18614 66TH AVE NE
004	112604	9070	10/20/05	\$400,000	1300	670	7	1980	3	9752	N	N	18216 61ST AVE NE
004	670810	0005	3/1/04	\$289,000	1310	1310	7	1955	5	7771	N	N	6635 NE 191ST ST
004	670820	0040	9/22/04	\$306,000	1320	820	7	1968	3	13000	N	N	19155 66TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	670820	0050	5/26/05	\$350,000	1330	650	7	1969	3	13000	N	N	19165 66TH PL NE
004	414050	0065	2/2/05	\$255,000	1340	0	7	1957	3	9450	N	N	18749 60TH AVE NE
004	670810	0035	11/1/06	\$370,001	1400	0	7	1955	3	10200	N	N	6614 NE 191ST ST
004	670820	0100	6/18/04	\$350,000	1430	1430	7	1962	3	17710	N	N	19420 66TH PL NE
004	883350	0220	8/9/05	\$400,000	1550	350	7	1976	3	14906	Y	N	19221 65TH PL NE
004	381630	0105	8/25/04	\$310,000	1560	500	7	1979	4	10125	N	N	6175 NE 187TH PL
004	883350	0060	9/26/05	\$459,000	1560	1400	7	1976	3	12031	Y	N	6519 NE 192ND PL
004	883350	0260	3/8/06	\$510,000	1590	1000	7	1975	3	8165	Y	N	6500 NE 192ND PL
004	414050	0180	7/21/04	\$410,000	1660	500	7	1958	4	17240	N	N	18709 58TH AVE NE
004	670820	0340	8/24/04	\$329,500	1700	0	7	1967	4	16000	N	N	19130 66TH PL NE
004	670820	0090	7/22/04	\$341,000	1710	650	7	1976	4	14520	N	N	19425 66TH PL NE
004	381870	0192	4/8/04	\$290,000	1760	0	7	1955	4	9492	N	N	6117 NE 187TH ST
004	381870	0192	3/13/06	\$345,000	1760	0	7	1955	4	9492	N	N	6117 NE 187TH ST
004	414050	0045	5/18/04	\$252,500	1770	0	7	1956	3	11160	N	N	18558 60TH AVE NE
004	414050	0045	7/20/06	\$368,800	1770	0	7	1956	3	11160	N	N	18558 60TH AVE NE
004	670820	0270	12/20/05	\$326,000	1920	0	7	1963	3	11619	N	N	19321 67TH AVE NE
004	112604	9077	8/19/06	\$410,000	2260	0	7	1955	3	9537	N	N	6114 NE 182ND ST
004	381870	0157	4/24/06	\$325,000	960	510	8	1979	3	23779	N	N	18509 61ST AVE NE
004	414090	0360	4/2/04	\$339,950	1040	940	8	1963	3	12250	N	N	18800 57TH AVE NE
004	617893	0210	10/3/06	\$360,000	1190	0	8	1988	3	12799	N	N	6513 NE 190TH ST
004	039710	0150	5/17/05	\$363,250	1300	670	8	1976	3	9480	N	N	6413 NE 188TH ST
004	617893	0190	8/1/05	\$291,400	1320	530	8	1979	3	9625	N	N	18846 66TH AVE NE
004	381670	0100	4/11/05	\$450,000	1340	980	8	1954	3	14690	Y	N	18701 KENLAKE PL NE
004	039710	0130	7/21/04	\$335,000	1350	830	8	1971	4	8806	N	N	18718 64TH AVE NE
004	381670	0015	8/21/06	\$585,000	1360	760	8	1958	4	9960	N	N	18725 62ND AVE NE
004	381550	0180	9/8/05	\$399,000	1380	1060	8	1960	3	11620	N	N	18224 66TH AVE NE
004	617893	0330	6/28/04	\$345,000	1380	1250	8	1979	3	8294	N	N	6527 NE 188TH ST
004	039700	0210	5/11/04	\$390,000	1400	780	8	1976	4	14530	Y	N	18511 64TH PL NE
004	381550	0040	6/17/04	\$322,000	1410	910	8	1959	3	9900	N	N	6428 NE 184TH ST
004	039710	0120	5/4/05	\$449,000	1430	1320	8	1976	3	10760	N	N	18804 64TH AVE NE
004	381550	0005	10/5/04	\$334,500	1440	940	8	1960	4	10692	N	N	18407 66TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	039700	0080	4/29/04	\$369,000	1450	930	8	1976	4	8325	Y	N	6503 NE 188TH ST
004	617893	0230	6/15/04	\$277,000	1480	380	8	1979	3	9624	N	N	18841 66TH AVE NE
004	381550	0030	8/21/06	\$476,500	1500	770	8	1959	4	9630	N	N	6448 NE 184TH ST
004	381550	0055	7/25/05	\$424,950	1500	800	8	1958	3	16078	N	N	18410 64TH AVE NE
004	414090	0245	7/9/04	\$317,000	1510	1040	8	1968	3	10300	Y	N	18737 56TH AVE NE
004	414090	0245	8/11/06	\$510,000	1510	1040	8	1968	3	10300	Y	N	18737 56TH AVE NE
004	414090	0080	11/28/05	\$415,000	1520	600	8	1978	3	10445	Y	N	18526 55TH AVE NE
004	414090	0080	6/16/06	\$579,950	1520	600	8	1978	3	10445	Y	N	18526 55TH AVE NE
004	381550	0085	3/25/04	\$385,000	1550	1550	8	1959	3	18640	N	N	6409 NE 183RD ST
004	381670	0145	2/15/06	\$461,588	1550	1110	8	1977	3	12480	N	N	18830 61ST PL NE
004	883290	0090	11/16/06	\$636,000	1560	1560	8	1957	3	13356	Y	N	5677 NE 180TH ST
004	112604	9097	2/8/06	\$405,000	1570	1300	8	1957	4	22623	N	N	6115 NE 185TH ST
004	617893	0170	8/3/06	\$473,000	1570	750	8	1986	3	11843	N	N	18826 66TH AVE NE
004	883351	0100	3/23/06	\$440,500	1590	1510	8	1977	3	10355	N	N	19416 65TH PL NE
004	381550	0075	8/2/04	\$319,000	1620	0	8	1959	3	10469	N	N	6434 NE 183RD ST
004	381670	0065	12/2/04	\$350,000	1630	1850	8	1961	3	14520	Y	N	18773 KENLAKE PL NE
004	414009	0160	9/26/05	\$412,000	1630	1250	8	1977	3	7066	N	N	6177 NE 194TH PL
004	617870	0005	1/4/06	\$599,950	1630	1570	8	1970	3	9615	Y	N	6205 NE 184TH ST
004	414090	0235	3/18/05	\$385,000	1660	440	8	1968	3	10313	N	N	18727 56TH AVE NE
004	414009	0230	8/10/06	\$450,000	1680	550	8	1977	3	10938	N	N	6145 NE 194TH PL
004	883290	0045	3/29/06	\$465,000	1680	1170	8	1958	3	13008	Y	N	5809 NE 180TH ST
004	883290	0045	10/6/06	\$705,000	1680	1170	8	1958	3	13008	Y	N	5809 NE 180TH ST
004	414090	0060	9/1/04	\$408,500	1750	1180	8	1967	3	9615	Y	N	18521 55TH AVE NE
004	883290	0685	11/29/04	\$365,000	1760	0	8	1954	4	12807	N	N	18408 60TH AVE NE
004	414090	0240	12/5/05	\$459,950	1770	1000	8	1968	3	10300	Y	N	18731 56TH AVE NE
004	414009	0340	9/2/04	\$399,950	1780	930	8	1977	3	9660	N	N	6150 NE 192ND ST
004	883290	0735	3/4/04	\$365,000	1790	0	8	1957	4	11018	Y	N	18112 60TH AVE NE
004	883351	0090	5/26/04	\$335,000	1810	950	8	1977	3	10064	N	N	19410 65TH PL NE
004	883351	0090	3/15/06	\$449,000	1810	950	8	1977	3	10064	N	N	19410 65TH PL NE
004	381670	0105	2/8/06	\$435,000	1820	590	8	1954	3	9648	N	N	6174 NE 187TH PL
004	883290	0475	1/31/06	\$426,200	1900	1270	8	1972	3	12218	Y	N	18270 58TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	617870	0105	9/30/04	\$289,910	1910	0	8	1960	3	24750	N	N	18725 63RD AVE NE
004	039710	0190	8/23/06	\$520,000	1980	1650	8	1972	3	11135	N	N	18514 64TH AVE NE
004	112604	9175	8/16/06	\$502,000	1980	0	8	2006	3	4536	N	N	6115 NE 182ND ST
004	414009	0320	10/1/06	\$535,000	1980	1760	8	1978	3	6750	N	N	6164 NE 192ND ST
004	617870	0045	5/20/04	\$571,758	1980	1200	8	2004	3	8501	Y	N	6258 NE 184TH ST
004	617870	0047	6/2/04	\$544,392	1980	1200	8	2004	3	7217	N	N	6260 NE 184TH ST
004	414090	0050	10/14/05	\$424,900	2000	180	8	1966	3	10200	Y	N	5331 NE 187TH ST
004	883351	0010	4/5/05	\$369,000	2020	0	8	1977	3	10788	Y	N	19226 65TH PL NE
004	039700	0110	2/21/06	\$451,000	2050	1090	8	1976	3	17800	Y	N	6428 NE 187TH ST
004	617893	0050	4/13/05	\$378,000	2060	0	8	1989	3	8494	Y	N	18526 66TH AVE NE
004	414009	0190	2/21/05	\$335,000	2180	0	8	1975	3	9245	N	N	6164 NE 194TH PL
004	617870	0027	8/16/05	\$468,600	2190	0	8	1993	3	9355	N	N	18237 64TH AVE NE
004	039700	0140	7/10/06	\$455,000	2240	0	8	1971	3	10200	Y	N	6450 NE 186TH ST
004	883351	0340	7/12/04	\$425,000	2260	1130	8	1994	3	12018	Y	N	19309 65TH PL NE
004	414009	0030	4/23/04	\$415,000	2270	1610	8	1978	4	8232	N	N	19014 KENLAKE PL NE
004	883290	0580	4/12/06	\$580,000	2270	0	8	1955	3	12441	Y	N	5834 NE 181ST ST
004	670810	0006	4/12/04	\$374,850	2300	300	8	2003	3	4792	N	N	6639 NE 190TH ST
004	883351	0030	4/12/04	\$378,500	2320	1080	8	1977	3	8258	Y	N	19302 65TH PL NE
004	414090	0130	2/18/05	\$412,000	2430	0	8	1977	3	11620	Y	N	18505 58TH AVE NE
004	689180	0490	10/25/06	\$560,000	2480	0	8	1984	3	13414	N	N	6233 NE 193RD CT
004	689181	0350	8/7/06	\$701,000	2670	870	8	1987	3	9643	N	N	19119 64TH CT NE
004	883290	0250	6/17/05	\$535,000	2780	0	8	1971	3	14648	Y	N	18319 57TH AVE NE
004	689182	0180	3/28/06	\$638,000	3060	0	8	1983	3	9841	N	N	6228 NE 193RD ST
004	414009	0060	9/26/06	\$400,000	3320	0	8	1977	3	6900	N	N	19112 KENLAKE PL NE
004	883290	0240	3/10/04	\$430,500	3610	410	8	1960	3	13505	Y	N	18305 57TH AVE NE
004	012604	9056	12/1/05	\$370,000	1490	0	9	1960	4	13504	N	N	6709 NE 195TH ST
004	883290	0320	4/12/06	\$509,250	1660	1660	9	1965	4	10461	Y	N	18300 57TH AVE NE
004	883351	0260	6/16/06	\$545,000	1690	1040	9	1977	3	13705	Y	N	19322 65TH AVE NE
004	883351	0250	3/25/04	\$415,000	1830	1100	9	1977	3	15316	Y	N	19316 65TH AVE NE
004	883290	0065	2/25/06	\$645,000	1860	1200	9	1977	3	12883	Y	N	5719 NE 180TH ST
004	883290	0170	3/30/05	\$610,000	2120	1980	9	1970	3	17496	Y	N	5503 NE 182ND ST

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	883290	0165	6/20/06	\$725,000	2210	600	9	1961	3	15175	Y	N	5511 NE 182ND ST
004	883290	0060	11/1/04	\$525,000	2240	1860	9	1978	3	12377	Y	N	5727 NE 180TH ST
004	039710	0220	11/9/04	\$487,000	2480	1520	9	1964	4	10330	N	N	18535 64TH PL NE
004	883290	0275	7/26/04	\$494,950	2550	780	9	2000	3	17973	N	N	5605 NE 184TH ST
004	689180	0270	7/25/05	\$490,000	2560	0	9	1988	3	10090	N	N	19328 63RD PL NE
004	689182	0090	5/4/06	\$599,950	2610	0	9	1990	3	9798	N	N	6230 NE 191ST ST
004	381670	0060	3/10/04	\$565,000	2630	900	9	2002	3	13520	Y	N	18779 KENLAKE PL NE
004	689180	0500	10/20/05	\$532,500	2650	0	9	1989	3	9752	N	N	6237 NE 193RD CT
004	381670	0050	6/16/05	\$650,000	2660	1480	9	1967	5	13028	Y	N	18744 KENLAKE PL NE
004	617870	0095	10/4/06	\$900,000	2950	0	9	1955	3	24750	Y	N	6202 NE 187TH ST
004	689180	0410	6/2/04	\$439,000	2980	0	9	1990	3	9712	N	N	6189 NE 194TH PL
004	883290	0190	4/14/04	\$535,000	3720	650	9	1990	3	12821	Y	N	5536 NE 182ND ST
004	689180	0380	1/24/05	\$575,000	4000	450	9	1990	3	13222	N	N	19424 63RD AVE NE
004	689182	0210	6/7/05	\$632,000	4490	0	9	1987	3	14100	Y	N	19101 62ND AVE NE
004	883290	0385	7/17/06	\$750,000	1940	1150	10	1958	4	25471	Y	N	18281 58TH AVE NE
004	617870	0065	4/25/05	\$542,000	2850	0	11	1978	3	10725	Y	N	6208 NE 185TH ST
004	381670	0070	5/23/06	\$687,400	2910	0	11	1981	3	15400	Y	N	18765 KENLAKE PL NE
008	102604	9092	10/6/05	\$260,000	770	0	6	1938	4	8021	N	N	4323 NE 170TH ST
008	797990	0390	9/27/06	\$230,000	830	0	6	1950	3	13050	N	N	16014 34TH AVE NE
008	553830	0425	12/7/06	\$450,000	1130	400	7	1955	3	16434	N	N	16547 34TH AVE NE
008	774250	0025	5/24/04	\$300,000	1140	1110	7	1954	3	8820	N	N	3544 NE 166TH ST
008	797990	0860	12/21/06	\$379,000	1140	800	7	1949	3	12707	N	N	15616 33RD AVE NE
008	553830	0408	8/13/04	\$299,500	1150	550	7	1987	3	14327	N	N	16529 34TH AVE NE
008	774550	0065	7/24/06	\$469,922	1160	580	7	1952	3	8040	N	N	16740 39TH PL NE
008	797990	0930	11/16/05	\$349,950	1170	920	7	1956	3	14450	N	N	15510 33RD AVE NE
008	774010	0230	4/1/05	\$275,000	1230	0	7	1950	3	6600	N	N	16236 37TH AVE NE
008	774250	0020	10/25/04	\$238,000	1230	0	7	1953	3	8960	N	N	3550 NE 166TH ST
008	797990	0795	2/14/06	\$379,000	1320	660	7	1947	3	10742	N	N	15513 33RD AVE NE
008	797990	0305	7/19/06	\$399,950	1410	0	7	1952	3	11397	N	N	16015 34TH AVE NE
008	774250	0005	7/7/04	\$330,000	1440	300	7	1954	3	10877	N	N	3570 NE 166TH ST
008	797990	0255	7/11/06	\$403,000	1580	0	7	1953	3	12717	N	N	16018 32ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	797990	0565	8/6/04	\$345,000	1610	0	7	1953	5	8515	N	N	15849 33RD AVE NE
008	774550	0025	6/11/06	\$429,500	1620	0	7	1951	3	6840	N	N	16729 39TH PL NE
008	797990	0890	5/24/05	\$336,000	1640	0	7	1948	3	7633	N	N	15614 34TH AVE NE
008	797990	0900	6/23/05	\$357,000	1690	0	7	1953	3	7650	N	N	3417 NE 156TH ST
008	774050	0060	9/13/06	\$432,000	1700	0	7	1977	3	10541	N	N	16534 39TH AVE NE
008	797990	0625	2/15/05	\$364,950	1920	0	7	1953	5	11407	N	N	15848 32ND AVE NE
008	774550	0050	12/1/06	\$499,500	1970	0	7	1953	4	8555	N	N	16705 39TH PL NE
008	797990	0935	2/2/06	\$563,000	2250	0	7	1953	3	14450	N	N	15520 33RD AVE NE
008	774150	0015	2/7/06	\$445,500	1260	1200	8	1953	4	11952	N	N	16730 37TH AVE NE
008	774550	0075	2/12/04	\$408,000	1290	1100	8	1950	4	7869	N	N	16720 39TH PL NE
008	097360	0020	12/13/06	\$525,000	1370	760	8	1976	3	8800	N	N	16051 36TH AVE NE
008	553830	0515	9/17/04	\$366,000	1390	1190	8	1966	3	9000	N	N	16509 35TH AVE NE
008	797990	0920	5/17/04	\$395,000	1410	1170	8	1968	4	15555	N	N	3329 NE 156TH ST
008	674470	0128	7/10/06	\$520,000	1510	0	8	1954	3	9282	Y	N	3510 NE 155TH ST
008	774010	0211	10/20/04	\$390,000	1530	940	8	1959	3	6400	Y	N	3729 NE 165TH ST
008	775270	0100	7/28/04	\$389,950	1530	1000	8	1962	4	9916	Y	N	15866 36TH AVE NE
008	797990	0025	3/30/04	\$384,000	1540	600	8	1952	3	12000	Y	N	16329 35TH AVE NE
008	774050	0040	6/18/04	\$379,000	1560	0	8	1953	3	9600	Y	N	16502 39TH AVE NE
008	774500	0070	4/17/06	\$575,000	1600	980	8	1983	3	7205	N	N	4201 NE 169TH CT
008	797990	0045	8/9/04	\$580,000	1600	0	8	2001	3	6000	Y	N	3404 NE 163RD ST
008	774010	0150	6/21/06	\$555,000	1640	0	8	1951	4	10000	Y	N	16277 39TH AVE NE
008	774050	0090	12/4/06	\$545,000	1650	600	8	1952	3	10560	N	N	16744 39TH AVE NE
008	674470	0285	12/3/05	\$629,000	1660	1610	8	1997	3	15160	Y	N	15836 38TH AVE NE
008	797990	0060	10/5/05	\$580,000	1670	1000	8	1955	3	12000	Y	N	16328 34TH AVE NE
008	774150	0050	9/1/05	\$545,000	1700	960	8	1953	3	19906	Y	N	16534 37TH AVE NE
008	774010	0485	4/17/05	\$439,900	1750	0	8	1951	4	9900	N	N	16289 37TH AVE NE
008	102604	9067	1/31/05	\$312,000	1770	0	8	1953	3	9202	N	N	16521 37TH AVE NE
008	370100	0090	3/1/04	\$412,000	1770	1170	8	1974	3	7263	N	N	15727 37TH AVE NE
008	102604	9082	6/2/05	\$519,500	1800	960	8	1978	4	27631	N	N	16504 35TH AVE NE
008	097310	0025	3/8/04	\$525,000	1810	1240	8	1957	3	8800	Y	N	16030 35TH AVE NE
008	102604	9060	3/24/04	\$349,850	1860	0	8	1952	3	7500	N	N	16513 37TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	774010	0330	5/30/06	\$735,000	1870	0	8	1948	3	12986	Y	N	16002 37TH AVE NE
008	797990	0055	3/8/05	\$556,250	1870	1250	8	1956	3	12000	Y	N	16320 34TH AVE NE
008	674470	0260	6/9/05	\$710,000	1910	1620	8	1953	4	17360	Y	N	15848 38TH AVE NE
008	802670	0135	6/23/04	\$419,950	1910	1430	8	1966	4	8399	Y	N	3515 NE 156TH ST
008	370100	0030	8/30/04	\$521,900	1930	1400	8	1965	4	7224	Y	N	15812 35TH AVE NE
008	774550	0080	4/4/06	\$637,500	1950	2150	8	1952	3	9600	Y	N	16716 39TH PL NE
008	774050	0045	10/19/05	\$441,500	1960	0	8	1955	3	10126	Y	N	16510 39TH AVE NE
008	797990	0050	5/12/04	\$595,000	2060	1630	8	2002	3	12000	Y	N	16310 34TH AVE NE
008	774050	0050	9/2/04	\$525,000	2180	1490	8	2003	3	10292	N	N	16518 39TH AVE NE
008	774150	0030	8/19/05	\$550,000	2180	1200	8	1953	4	10220	Y	N	16712 37TH AVE NE
008	797990	0400	9/13/05	\$480,000	2240	0	8	1950	5	13050	N	N	16030 34TH AVE NE
008	797990	0275	7/25/06	\$475,000	2370	0	8	1952	4	11060	N	N	16054 32ND AVE NE
008	797990	0063	5/2/05	\$750,000	2510	2160	8	1966	4	14030	N	N	16359 34TH AVE NE
008	774500	0080	4/11/06	\$571,000	2580	0	8	1984	3	7117	N	N	4205 NE 169TH CT
008	802670	0090	9/1/05	\$562,000	3260	0	8	1953	4	9800	Y	N	3614 NE 156TH ST
008	802670	0090	6/21/06	\$612,701	3260	0	8	1953	4	9800	Y	N	3614 NE 156TH ST
008	774200	0020	9/29/06	\$675,000	1540	2810	9	1978	3	9870	N	N	16058 36TH AVE NE
008	774590	0010	6/7/06	\$489,500	1820	0	9	1972	3	9690	N	N	3646 NE 169TH ST
008	370100	0070	10/25/04	\$560,000	1870	1020	9	1968	3	9400	Y	N	15800 36TH AVE NE
008	109610	0050	7/14/04	\$625,000	2380	880	9	1998	3	108028	N	N	16053 30TH AVE NE
008	152604	9020	11/7/05	\$580,000	2400	0	9	1989	3	11700	Y	N	16328 35TH AVE NE
008	102604	9101	9/2/04	\$499,950	2440	0	9	1999	3	7388	N	N	16531 37TH AVE NE
008	774010	0275	4/27/06	\$799,950	2470	200	9	1939	4	10530	N	N	16235 38TH AVE NE
008	797990	0395	5/3/06	\$599,000	2610	0	9	1950	5	13050	N	N	16022 34TH AVE NE
008	797990	0895	7/15/05	\$693,000	2660	0	9	2005	3	7414	N	N	3411 NE 158TH ST
008	797990	0897	4/1/05	\$585,000	2660	0	9	2005	3	7402	N	N	3405 NE 158TH ST
008	925790	0030	7/9/04	\$825,000	2240	2160	10	2000	3	12397	Y	N	3416 NE 166TH PL
008	774010	0160	9/27/05	\$1,100,000	2550	1200	10	2000	3	10000	Y	N	16261 39TH AVE NE
008	797990	0205	9/8/04	\$674,950	4140	0	10	2004	3	14524	N	N	16058 30TH AVE NE

Improved Sales Removed from this Annual Update Analysis

Area 4

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	115550	0110	3/1/04	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	115564	0110	4/26/05	\$387,500	OBSOLESCENCE
001	138830	0025	11/4/04	\$355,450	RELOCATION - SALE BY SERVICE
001	263690	0280	3/1/04	\$305,000	RELOCATION - SALE BY SERVICE
001	267230	0140	7/28/04	\$281,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	396190	0050	10/27/05	\$137,500	DOR RATIO
001	397170	1750	8/24/06	\$254,000	PREVIMP<=25K
001	397170	1882	8/26/05	\$299,999	ACTIVE PERMIT BEFORE SALE>25K
001	397170	1882	3/12/05	\$241,045	ACTIVE PERMIT BEFORE SALE>25K
001	402290	0494	3/23/04	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	402290	0650	3/1/05	\$276,000	% COMPLETE
001	402290	1370	1/13/06	\$398,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	402290	1370	9/15/06	\$182,357	QUIT CLAIM DEED
001	402290	1532	3/3/04	\$7,500	DOR RATIO;QUIT CLAIM DEED
001	615290	0124	4/8/04	\$169,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
001	615290	0125	4/20/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	615290	0211	10/3/06	\$262,000	DIAGNOSTIC OUTLIER
001	615290	0310	4/23/04	\$191,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	715370	0040	6/18/04	\$180,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
001	866590	0086	11/27/06	\$131,940	DOR RATIO;QUIT CLAIM DEED
001	866590	0098	8/23/05	\$53,686	DOR RATIO;STATEMENT TO DOR
001	866590	0125	10/13/06	\$285,000	PREVIMP<=25K
001	866590	0193	2/1/06	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	866590	0203	3/25/05	\$424,977	RELOCATION - SALE BY SERVICE
001	866590	0203	3/25/05	\$424,977	RELOCATION - SALE TO SERVICE
001	866590	0263	6/28/06	\$188,000	DOR RATIO
001	942550	0017	5/25/04	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	951300	0040	9/16/04	\$120,000	DOR RATIO;NO MARKET EXPOSURE
002	115410	0155	3/15/04	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	115410	0270	4/24/06	\$223,000	EXEMPT FROM EXCISE TAX
002	115410	0542	7/18/05	\$160,000	DOR RATIO;% COMPL
002	401930	0051	12/9/04	\$207,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	401930	0130	10/24/06	\$400,000	IMP COUNT
002	401930	0246	3/1/06	\$398,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	401930	0473	7/9/04	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	401930	0520	3/5/04	\$250,000	DOR RATIO;REFUND; NO MARKET EXPOSURE
002	401930	0650	5/12/04	\$320,335	RELATED PARTY, FRIEND, OR NEIGHBOR
002	401930	0664	10/5/06	\$650,000	OBSOLESCENCE
002	401930	0845	12/17/04	\$530,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	401930	0900	4/13/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	401930	0975	5/10/05	\$700,000	IMP COUNT; OBSOLESCENCE
002	401930	1070	5/25/04	\$435,000	UNFINISHED AREA
002	401930	1155	8/23/06	\$650,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	401930	1545	7/18/05	\$301,000	IMP COUNT
002	401990	0080	5/7/04	\$449,500	NO MARKET EXPOSURE
002	402110	0050	7/27/04	\$270,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis

Area 4

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	402110	0085	4/17/06	\$265,000	PREVIMP<=25K
002	402350	0036	9/22/05	\$460,000	UNFINISHED AREA; EXEMPT FROM EXCISE TAX
002	402350	0166	5/24/06	\$5,000	DOR RATIO
002	402350	0285	5/17/05	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	402350	0327	8/30/05	\$565,000	IMP COUNT
002	402350	0640	4/17/06	\$625,000	DIAGNOSTIC OUTLIER
002	402350	0640	4/17/06	\$312,381	QUESTIONABLE PER APPRAISAL
002	402350	0671	8/3/05	\$257,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	402350	0740	6/1/05	\$182,000	IMP COUNT
002	402350	0875	8/29/06	\$560,000	PREVIMP<=25K
002	402410	0636	1/24/06	\$230,000	NO MARKET EXPOSURE
002	402410	0775	1/4/05	\$127,644	DOR RATIO
002	402410	1940	3/17/06	\$10,480	DOR RATIO
002	402410	1940	2/22/05	\$187,570	EXEMPT FROM EXCISE TAX
002	402410	1940	5/5/05	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	514600	0055	9/8/04	\$315,000	RELOCATION - SALE BY SERVICE
002	553830	0280	5/12/05	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	558990	0392	9/27/04	\$321,950	RELATED PARTY, FRIEND, OR NEIGHBOR
002	558990	0400	4/27/04	\$249,000	DIAGNOSTIC OUTLIER
002	664250	0030	11/14/05	\$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	782760	0010	2/25/06	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	928990	0055	12/26/06	\$355,000	OBSOLESCENCE
003	032604	9055	12/1/04	\$63,785	DOR RATIO; QUIT CLAIM DEED
003	032604	9060	7/27/04	\$180,000	IMP COUNT; TEAR DOWN; NO MARKET EXPOSURE
003	032604	9063	1/16/04	\$283,000	OBSOLESCENCE
003	032604	9113	6/23/04	\$283,500	DIAGNOSTIC OUTLIER
003	034650	0020	2/24/06	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	073201	0070	5/7/04	\$155,000	DOR RATIO
003	259320	0170	5/19/04	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	259320	0190	1/10/05	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	259700	0075	9/7/04	\$264,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	259700	0110	12/20/05	\$320,000	% COMPLETE
003	276371	0080	9/20/06	\$5,000	DOR RATIO
003	345900	0220	2/4/04	\$175,523	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
003	346100	0112	10/10/06	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	386240	0020	1/8/04	\$123,886	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
003	401760	0050	3/9/04	\$312,500	UNFINISHED AREA
003	402290	0077	4/20/04	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	402290	0420	8/16/05	\$505,000	OPEN SPACE
003	402290	0448	1/27/04	\$200,000	NO MARKET EXPOSURE
003	402290	2515	10/21/04	\$435,000	RELOCATION - SALE BY SERVICE
003	402290	2515	10/21/04	\$435,000	RELOCATION - SALE TO SERVICE
003	402290	2717	7/23/04	\$356,000	NON-REPRESENTATIVE SALE
003	402290	2994	6/14/06	\$366,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	402290	5575	10/21/05	\$275,000	ACTIVE PERMIT BEFORE SALE>25K
003	402290	7711	9/21/06	\$142,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)

Improved Sales Removed from this Annual Update Analysis

Area 4

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	402770	0035	8/2/04	\$200,000	NO MARKET EXPOSURE
003	402770	0065	4/27/05	\$235,000	DIAGNOSTIC OUTLIER
003	402770	0216	2/22/06	\$377,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	402770	0396	5/14/04	\$405,000	RELOCATION - SALE BY SERVICE
003	402770	0488	9/29/05	\$305,000	OBSOLESCENCE
003	402770	0498	5/30/06	\$308,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	402770	0525	1/9/04	\$150,000	NO MARKET EXPOSURE
003	402770	0525	6/8/06	\$175,261	RELATED PARTY, FRIEND, OR NEIGHBOR
003	402770	0529	8/19/04	\$289,900	RELOCATION - SALE BY SERVICE
003	402770	0529	8/19/04	\$289,900	RELOCATION - SALE TO SERVICE
003	402770	0589	5/10/04	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	402770	0630	9/10/04	\$251,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	402770	0643	7/21/06	\$3,800	BANKRUPTCY - RECEIVER OR TRUSTEE
003	402770	0651	1/12/04	\$395,000	DIAGNOSTIC OUTLIER
003	402770	0651	2/9/05	\$512,000	RELOCATION - SALE BY SERVICE
003	402770	0651	2/9/05	\$512,000	RELOCATION - SALE TO SERVICE
003	402770	0660	2/28/06	\$309,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	771700	0110	9/14/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	928910	0210	9/23/05	\$54,705	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
004	039710	0120	12/21/06	\$392,341	EXEMPT FROM EXCISE TAX
004	112604	9045	7/19/05	\$500,000	OBSOLESCENCE
004	112604	9088	6/28/06	\$112,344	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
004	112604	9088	8/4/04	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	112604	9108	10/19/06	\$430,000	DIAGNOSTIC OUTLIER
004	112604	9108	6/25/04	\$309,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	112604	9175	4/19/05	\$125,000	DOR RATIO
004	381550	0100	5/3/05	\$421,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	381550	0160	11/11/05	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	381630	0010	6/15/05	\$657,500	UNFINISHED AREA
004	381670	0060	12/20/05	\$525,000	QUESTIONABLE PER APPRAISAL
004	381870	0008	7/18/06	\$125,500	DOR RATIO
004	381870	0123	12/21/04	\$345,000	NO MARKET EXPOSURE
004	414050	0120	3/31/05	\$225,457	EXEMPT FROM EXCISE TAX
004	414090	0260	2/25/04	\$368,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	617890	0070	1/26/06	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	617893	0510	12/2/05	\$171,315	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
004	618170	0550	5/19/06	\$455,000	IMP COUNT
004	618170	0550	9/16/05	\$390,500	IMP COUNT
004	670820	0030	12/22/05	\$159,480	RELATED PARTY, FRIEND, OR NEIGHBOR
004	670820	0250	6/22/06	\$380,000	OBSOLESCENCE
004	883190	0080	7/23/04	\$78,580	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
004	883290	0050	3/2/04	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	883290	0080	7/25/06	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	883290	0525	6/9/04	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	883290	0685	3/31/04	\$235,000	NO MARKET EXPOSURE
004	883350	0180	2/1/05	\$316,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis

Area 4

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	883351	0320	3/6/06	\$447,000	RELOCATION - SALE BY SERVICE
004	883351	0320	3/8/06	\$447,000	RELOCATION - SALE TO SERVICE
008	097310	0040	8/13/04	\$260,985	RELATED PARTY, FRIEND, OR NEIGHBOR
008	109610	0035	10/7/05	\$330,000	BUILDER OR DEVELOPER SALES
008	152604	9020	6/26/06	\$630,000	RELOCATION - SALE BY SERVICE
008	152604	9020	6/26/06	\$630,000	RELOCATION - SALE TO SERVICE
008	774010	0030	3/1/05	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	774010	0045	3/22/06	\$614,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	774010	0205	5/20/04	\$456,500	RELATED PARTY, FRIEND, OR NEIGHBOR
008	774010	0305	5/10/04	\$435,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	774010	0325	9/17/04	\$500,000	OBSOLESCENCE
008	774050	0090	6/17/04	\$294,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	774050	0105	6/15/05	\$150,000	DOR RATIO
008	774050	0110	6/15/05	\$150,000	DOR RATIO
008	774150	0015	11/5/04	\$158,516	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
008	774250	0020	10/25/04	\$238,000	DIAGNOSTIC OUTLIER
008	774550	0025	10/4/05	\$317,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	774550	0095	5/1/04	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	774590	0070	3/30/06	\$372,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	775270	0070	6/18/04	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	797990	0255	7/11/06	\$403,000	DUPLICATE SALE
008	797990	0600	10/17/05	\$253,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	797990	0605	7/26/05	\$310,000	UNFINISHED AREA
008	797990	0625	8/12/04	\$226,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	802670	0080	6/22/04	\$465,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	802670	0155	3/22/05	\$375,600	OBSOLESCENCE
008	802670	0170	10/25/05	\$7,300	DOR RATIO;GOVERNMENT AGENCY

Vacant Sales Used in this Annual Update Analysis
Area 4

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	115410	0541	7/15/2005	160000	13132	N	N
002	401930	0067	5/24/2005	305550	25761	N	N
002	401930	0135	11/30/2006	338000	17553	N	N
002	402110	0040	10/3/2006	185000	15465	N	N
002	402350	1234	1/10/2006	89000	8550	N	N
003	402290	0300	4/26/2006	203500	113256	N	N
003	402290	2202	5/30/2006	118000	13000	N	N
003	402290	2931	10/21/2004	192500	11250	Y	N
008	797990	0065	6/27/2005	150000	19695	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 4

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	402350	1295	12/21/2005	150000	NO MARKET EXPOSURE
002	402410	0360	12/20/2004	70000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
002	402410	0365	12/20/2004	70000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
002	402410	0430	9/11/2006	180000	NO MARKET EXPOSURE
002	402410	0497	8/10/2004	35000	QUIT CLAIM DEED
002	402410	1795	8/23/2006	197733	SEGREGATION &/OR MERGER
003	402290	0300	10/17/2005	153000	NO MARKET EXPOSURE
003	402290	1680	2/26/2004	104500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	402290	3085	10/8/2004	91250	NO MARKET EXPOSURE
003	402290	5015	10/25/2004	110000	SP DOES NOT REFLECT DEVELOPMENT COSTS
008	774450	0030	11/22/2004	13500	QUIT CLAIM DEED



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink.

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr